

APPENDIX H – Table 3: Reply Zoning Requests Accept and Reject Table- Medium Density Residential Zone (MRZ) – IHP RECOMMENDATIONS

This Appendix Table is based on the Reply by the Christchurch City Council to matters arising during the hearing of submissions on proposed plan change 14, 17 May 2024 - Attachment 4: Zoning Requests Accept/Reject tables reflecting the Council Reporting Officers' final recommendations: *Table 3 PC14 Reply Zoning Requests Accept and Reject Table – Medium Density Residential Zone (MRZ) requests*

This table includes the Independent Hearing Panel (the Panel) recommendations on the zoning requests, and should be read in conjunction with Part 7 of the IHP Recommendations Report.

Council's Reply on PC14 – MRZ zone requests – s42A of Ike Kleynbos

The following provides an updated account of response to submissions relevant to the s42A of Ike Kleynbos for Plan Change 14. Changes to recommended responses to submissions have been formatted in the same manner as Right of Reply provisions, being:

Text in **bold dark orange underlined** indicates responses to submissions that are recommended to be altered from the recommendations to the s42A and text recommended to be deleted in **~~bold dark orange strikethrough~~**.

In an effort to efficiently address the scale submission requests, consistent themes or directly comparable requests have been grouped together and treated as one. Similarly, further submissions on submission requests have not been incorporated, however recommendations reached on primary submissions may be applied accordingly. Council have provided documentation of both original and further submissions and is available via the following link: <https://makeasubmission.ccc.govt.nz/PublicSubmissionSearch.aspx>.

Zone codes:

RS	Residential suburban zone	MRZ	Medium density residential zone	RuUF	Rural urban fringe zone
RSDT	Residential suburban density transition zone	HRZ	High density residential zone	CBP	Commercial Banks Peninsula zone
RMD	Residential medium density zone	FUZ	Future urban zone	CL	Commercial local zone
RCC	Residential central city zone	TCZ	Town centre zone	IG	Industrial general zone
RBP	Residential Banks Peninsula zone	LCZ	Local centre zone	SPS	Specific Purpose (School) zone
RNN	Residential new neighbourhood zone	NCZ	Neighbourhood centre zone	SPT	Specific Purpose (Tertiary) zone
				SPH	Specific Purpose (Hospital) zone
				SPC	Specific Purpose (Cemetery) zone

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
826	Jo Appleyard for LMM Investments 2012 Limited	LMM Investments 2012 Limited		826.1	Not Stated	LMM consider that the site is appropriate for rezoning to Medium Density Residential Zone (MDRZ) including an appropriate ODP and associated amendments to the policy and rule framework to give effect to the relief sought. [Site referred to is Whisper Creek Golf Resort land zoned Specific Purpose (Golf Resort) Zone]	Whisper Creek Golf Resort - 144 Turners Road - 165 Turners Road - 240 Spencerville Road	MRZ	Specific Purpose (Golf Resort)	Specific Purpose (Golf Resort)	Reject	This site is located outside of the urban environment, outside of a Policy 3 catchment, is not a relevant residential zone , and is therefore considered out of scope for the plan change.	Reject for reasons in Part 7 of Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
809	Anita Collie for Scenic Hotel Group Limited	Scenic Hotel Group Limited		809.4	Oppose	Rezone the site to provide for visitor accommodation and commercial activities, and any related and consequential changes to provisions of the District Plan (including the retention of any operative overlays). [Including] rezoning surrounding properties if this was considered necessary to assist the relief sought.	88 Papanui Road 96 Papanui Road 19 Holly Road	An alternative zone that provides for visitor accommodation and commercial activities	HRZ	88 Papanui Road - RMD with ACF Overlay 96 Papanui Road - RMD with ACF Overlay 19 Holly Road - RSDT	Reject in-part	Council has acknowledged the error made not to carryover the Accommodation and Community Services Overlay, submitting that this should be included within the HRZ framework and zoning. The site is a relevant residential zone and HRZ has been applied, being within a Policy 3 catchment. It is recommended that the zoning request is rejected. Reference should be made to the Rebuttal evidence of Ike Kleynbos (page 14) dated 16	Reject for reasons in Part 7 of Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												<u>October 2023.</u>	
36	Alana Harper			36.1	Oppose	Cashmere Hills should all stay as Residential Hills Zone or change to Future Urban Zone.		Residential Hills Zone or Future Urban Zone	MRZ	<u>RH</u>	Reject <u>in-part</u>	There are areas of Cashmere Hills where the current District Plan Residential Hills Zone is retained, where a qualifying matter applies such as Low Public	Reject for Reasons in Part 4 and 5, and in Part 7 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												<p>Transport <u>Accessibility, which introduces the Suburban Hill Density Precinct.</u> For other areas of Cashmere Hills, these must apply the MDRS provisions in <u>accordance with Policy 3 of the NPS UD subject to qualifying matters, such as the Loess Soils Management Area and impervious surface controls.</u> <u>These use the precincts in their spatial application, however retaining the Residential Hills zone may be an alternative means to respond to these matters.</u></p>	

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
463	David Pottinger			463.1	Oppose	Do not expand to 'hill areas' for Medium Density residential.		Unspecified.	MRZ	<u>RH</u>	Reject	There are 'hill areas' where the current District Plan Residential Hills Zone is retained, where a qualifying matter applies such as Low Public Transport <u>Accessibility,</u> which <u>introduces the Suburban Hill Density Precinct.</u> For other 'hills areas' these must apply the MDRS provisions in accordance with Policy 3 of the NPS UD <u>subject to qualifying matters, such as the Loess Soils Management Area and impervious surface controls. These use the precincts in their spatial</u>	Reject for Reasons in Part 4 and 5, and in Part 7 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												<u>application, however retaining the Residential Hills zone may be an alternative means to respond to these matters.</u>	
47	Laura Cary			47.3	Oppose	Oppose the introduction of the Medium Density Residential Zone.		Unspecified.	MRZ	<u>N/A</u>	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones <u>and Policy 3.</u>	Reject for Reasons in Part 4 and 5, of the Report
794	Greg Partridge			794.1	Seek Amendment	South Richmond should be exempt from the Housing Intensification [Plan Change].		Unspecified.	MRZ	<u>Mostly RMD, outer areas being RSdT or RS</u>	Reject, <u>apply Local Centre Intensification Precinct (LCIP)</u>	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and <u>provide a response to Policy 3 of the NPS-UD.</u>	Reject for Reasons in Part 4 and 5, and in Part 7

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
106	Karyn Butler			106.1	Seek Amend ment	That the Council amends the Housing and Business Choice Plan Change 14 (PC14) from the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch.	The area between Watford Street and Papanui Road, Strowan, Christchurch.	MRZ	HRZ except 399 Papanui Road (MRZ)	RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD . The HRZ applies in areas identified as within walkable catchments to centres. Greater intensification near centres best achieves policies 1 and 3 of the NPS-UD.	Reject for Reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
255	William Bennett			255.2	Seek Amend ment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential.	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are within walkable catchments to Merivale centre (larger LCZ) and therefore proposed to be HRZ in accordance with Policy 3(d) of the NPS-UD . Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).	Accept in part for Reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
698	Ann-Mary & Andrew Benton			698.2	Seek Amend ment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, That sunlight access be better protected by	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are within walkable catchments to Merivale centre (larger LCZ) and therefore proposed to be HRZ in accordance with Policy 3(d) of the NPS-UD . Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).	Accept in part for Reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						<p>further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions. Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence</p>							

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						of the relief [sought].							
272	Caitriona Cameron			272.1 1	Seek Amend ment	"Ratray St should be included in the Medium Density Residential zone (i.e. included in the area south and west of the street)."	Ratray Street	MRZ	HRZ	RSDT	Reject <u>Accept – MRZ is recommended in response to the Airport Noise Influence Area (ANIA) QM.</u>	The Residential Heritage Interface Area qualifying matter than applies to Ratray Street, protects the significant heritage values of a Residential Heritage Area by managing residential development on adjacent sites in line with Plan Change 13 controls. <u>In addition, the</u>	Reject for Reasons in Part 4 and 5, of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												ANIA has been proposed to extend over this area.	
851	Robert Leonard Broughton			851.5	Seek Amendment	[A]ll areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review [known as the Kauri Cluster] (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density. That specifically the area remain as currently zoned: Residential Suburban. Specifically in	Kauri cluster bounded by Riccarton Bush (inc Kahu Rd and Titoki St) to the north, Kauri St to the west, the lane between the commercial and residential interface to the south, Straven Rd to the east.	RS	RS / MRZ / TCZ	RS	Reject in-part	The Riccarton Bush Interface Area qualifying matter protects the heritage landscape of Riccarton Bush by limiting development within the overlay to 8m in height (two storeys). The RS zone has been applied in some areas as a response to the ANIA. Areas beyond this a limited to medium density only	Reject for Reasons in Part 3, 4 and 5, and in Part 7 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						my case that the south side of Rata Street not be rezoned Medium Density						(12m), rather than the 20m high density surrounds.	
28	Alastair Grigg			28.5	Seek Amendment	[At the eastern end of Rugby Street, west of Papanui Road] change zone to Medium Density Residential Zone instead of High Density Residential Zone.	area at the eastern end of Rugby St, west of Papanui Rd	MRZ	HRZ	RMD	Reject	Rugby Street is within a walkable catchment of Papanui (large TCZ) and therefore proposed to be HRZ in accordance with Policy 3(d) of the NPS-UD . Greater intensification (HRZ) near centres supports a well-functioning urban environment	Reject for Reasons in Part 3, 4 and 5, of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												(Policy 1 of the NPS-UD).	
252	Phil Ainsworth			252.3	Seek Amendment	[Do not have Medium and High Density Residential Zones in Hornby]		Unspecified.	MRZ		Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for Reasons in Part 3 and 4 of the Report.
277	Eriki Tamihana			277.1	Seek Amendment	[Extend MRZ/ MDRS across] the hill suburbs, Belfast, Hoon Hay, Hei Hei, Casebrook, St Albans, Mairehau, Westhaven, Burwood, Parklands, Heathcote, Westmorland, Ilam, and Avonhead		MRZ	RH, MRZ, RS, RSDT	RH, RMD, RS, RSDT	Partially accept in-part	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD. Residential areas not proposed to	Accept in part for Reasons in Part 3, 4 and 5, of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												be MRZ or HRZ are those where a qualifying matter applies.	
647	Michael Palmer			647.1	Seek Amendment	[Limit extent of MRZ / intensification to the inner] suburbs surrounding the city centre including St Albans, Linwood, Philipstown, Addington and Merrivale.		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for Reasons in Part 3, 4 and 5, of the Report.
216	Russell Wills			216.2	Seek Amendment	[No Medium Density Residential zone in Hornby]		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.	Reject for Reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
708	Lauren Gibson			708.4	Oppose	[Opposes intensification plan change and in particular for 19a Russell Street]	19a Russell Street	Unspecified.	HRZ, with TCIP <u>TCIP (Town Centre Intensification Precinct)</u> Precinct	RMD	Reject, remove <u>TCIP Precinct</u>	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and <u>provide a response to Policy 3 of the NPS-UD</u> . Russell Street is identified within a walkable catchment to a <u>Town</u> centre zone, therefore is <u>proposed to be</u> zoned HRZ. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
797	Zsuzsanna Hajnal			797.1 1	Seek Amend ment	[R]econsider the zoning of the area from 157 to 193 Wainoni Road and beyond [from “Residential Suburban Zone”.]	RS zoned land from 157 to 193 Wainoni Road and beyond	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.	Accept in part for reasons in Part 4 and 5 of the Report.
478	Mark Siddall			478.1	Seek Amend ment	[R]estrict the MRZ to areas surrounding the CBD and suburban shopping areas.		Unspecified.	HRZ, MRZ	RCC, RMD, RSDT, RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
801	Jean Turner			801.14	Seek Amendment	[R]ezone area with 800 metres of Pak n Save Wainoni, to "Medium Density Residential Zone"	Area within 800 metres of Pak n Save Wainoni, 172 Wainoni Rd	MRZ	RS / MRZ	RS	Accept in-part	The areas surrounding Pak n Save Wainoni (Local Centre Zone) are identified as within a Low Public Transport Accessibility qualifying matter. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.	Accept in part for reasons in Part 3, 4 and 5 of the Report.
797	Zsuzsanna Hajnal			797.10	Seek Amendment	[R]ezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone" [from Residential Suburban Zone].	RS zoned land from 135 Wainoni Road - 193 Wainoni Road and beyond	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport Accessibility QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.	Accept in part for reasons in Part 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
801	Jean Turner			801.1 2	Seek Amend ment	[R]ezezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone".	RS zoned land from 135 Wainoni Road - 185 Wainoni Road and beyond	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport Accessibility QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.	Accept in part for reasons in Part 3, 4 and 5, and in Part 7 of the Report.
801	Jean Turner			801.1 0	Seek Amend ment	[R]ezezone the area from 157 to 193 Wainoni Road, and the surrounding area, to "Medium Density Residential Zone"	RS zoned land from 157 to 193 Wainoni Road, and the surrounding area	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport Accessibility QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.	Accept in part for reasons in Part 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
797	Zsuzsanna Hajnal			797.1 3	Seek Amend ment	[R]ezezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	Keyes Road is located within a Low Public Transport Accessibility qualifying matter as well as the Tsunami Management Area qualifying matter and therefore should retain RS zoning.	Accept in part for reasons in Part 4 and 5, and in Part 7 of the Report.
796	Justin Woods			796.1 1	Seek Amend ment	[R]ezezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	Keyes Road is located within a Low Public Transport Accessibility qualifying matter as well as the Tsunami Management Area qualifying matter and therefore should retain RS zoning.	Accept in part for reasons in Part 4 and 5, of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
802	Anita Moir			802.1 6	Seek Amend ment	[R]ezeone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	Keyes Road is located within a Low Public Transport Accessibility qualifying matter as well as the Tsunami Management Area qualifying matter and therefore should retain RS zoning.	Accept in part for reasons in Part 4 and 5 of the Report.
801	Jean Turner			801.1 6	Seek Amend ment	[R]ezeone the Residential Suburban section of Keyes Road to "Medium Density Residential Zone."	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	Keyes Road is located within a Low Public Transport Accessibility qualifying matter as well as the Tsunami Management Area qualifying matter and therefore should retain RS zoning.	Accept in part for reasons in Part 4 and 5 of the Report.
797	Zsuzsanna Hajnal			797.1 2	Seek Amend ment	[R]ezeone this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density	approximately 100 Wainoni Road to approximately 300 Wainoni Road (and further afield)	MRZ	RS / NCZ	RS / CL	Reject	This area is within a Low Public Transport Accessibility qualifying matter as well as the	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

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						Residential Zone".						Tsunami Management Area qualifying matter as well as the Tsunami Management Area qualifying matter and therefore should retain RS zoning. The RS should remain consistent with the surrounding zoning.	
802	Anita Moir			802.13	Seek Amendment	[R]ezezone this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone".	approximately 100 Wainoni Road to approximately 300 Wainoni Road (and further afield)	MRZ	RS / NCZ	RS / CL	Reject	This area is within a Low Public Transport Accessibility qualifying matter as well as the Tsunami Management Area qualifying matter as well as the Tsunami Management Area qualifying matter and	

PC 14 Rezoning Requests – IHP Recommendations

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												therefore should retain RS zoning. The RS should remain to remain consistent with the surrounding zoning.	
802	Anita Moir			802.1 2	Seek Amend ment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone"	RS zoned land from 135 to 185 Wainoni Road (and further afield)	MRZ	RS	RS	Reject	This area is within a Low Public Transport <u>Accessibility</u> qualifying matter <u>as well as the</u> <u>Tsunami Management Area</u> <u>qualifying matter as well as the</u> <u>Tsunami Management Area</u> <u>qualifying matter and therefore should retain RS zoning. The RS should remain to remain consistent with the surrounding zoning.</u>	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
796	Justin Woods			796.8	Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [from Residential Suburban Zone].	RS zoned land from 135 to 185 Wainoni Road (and further afield)	MRZ	RS	RS	Reject <u>Accept in part</u>	This area is within a Low Public Transport <u>Accessibility</u> qualifying matter <u>as well as the</u> <u>Tsunami Management Area</u> <u>qualifying matter as well as the</u> <u>Tsunami Management Area</u> <u>qualifying matter and therefore should retain</u> <u>RS zoning.</u> <u>The RS should remain to remain consistent with the surrounding zoning.</u>	Accept in part for reasons in Part 3, 4 and 5 of the Report.
796	Justin Woods			796.9	Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [from Residential	RS zoned land from 135 to 185 Wainoni Road (and further afield)	MRZ	RS	RS	Reject	This area is within a Low Public Transport <u>Accessibility</u> qualifying matter <u>as well as the</u> <u>Tsunami Management Area</u>	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						Suburban Zone].						<u>qualifying matter as well as the Tsunami Management Area qualifying matter and therefore should retain RS zoning. The RS should remain consistent with the surrounding zoning.</u>	
802	Anita Moir			802.10	Seek Amendment	[R]ezeone this area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone"	RS zoned land from 157 to 193 Wainoni Road (and further afield)	MRZ	RS	RS	Reject	This area is within a Low Public Transport <u>Accessibility</u> <u>qualifying matter as well as the Tsunami Management Area</u> <u>qualifying matter as well as the Tsunami Management Area</u> <u>qualifying matter and therefore should retain RS zoning.</u>	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												The RS should remain to remain consistent with the surrounding zoning.	
796	Justin Woods			796.10	Seek Amendment	[R]ezone from -100 to -300 Wainoni Road (and further afield) to "Medium Density Residential Zone" [from Residential Suburban Zone].	RS zoned land from 100 Wainoni Road to approximately 300 Wainoni Road (and further afield)	MRZ	RS	RS	Reject <u>Accept in-part</u>	This area is within a Low Public Transport <u>Accessibility</u> qualifying matter <u>as well as the Tsunami Management Area</u> qualifying matter <u>as well as the Tsunami Management Area</u> qualifying matter and therefore should retain RS zoning. The RS should remain to remain consistent with the surrounding zoning.	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
239	Andrea Floyd			239.6	Seek Amendment	[Reduce extent of medium and high density residential zones]		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for reasons in Part 3 and 4 of the Report.
465	Stuart Roberts			465.2	Seek Amendment	[Reduce extent of MRZ - limit to central city]		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for reasons in Part 3 and 4 of the Report.
437	David Allan			437.1	Seek Amendment	[Reduce extent of MRZ] Medium density housing should only be permitted in the central city and in large tracts of land that were designed for that purpose.		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for reasons in Part 3 and 4 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
321	George Hooft			321.1	Seek Amendment	[Reduce extent of MRZ] The sort of medium level intensification that is predicated should be reserved for areas inside or around the four aves or other new designated areas where they are known in advance.		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for reasons in Part 3 and 4 of the Report.
667	Liz Oliver			667.1	Seek Amendment	[Reduce proposed extent of MRZ] The MRZ should be concentrated closer to commercial areas.		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for reasons in Part 3 and 4 of the Report.
158	Susan Thomas			158.1	Seek Amendment	[Remove MRZ in Dallington]	Dallington area	Not stated	MRZ	RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to	Reject for reasons in Part 3 and 4 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												Policy 3 of the NPS-UD.	
316	Jo Jeffery			316.5	Oppose	[Remove MRZ] Keep the height change proposal within the four avenues until such a time that further housing is required outside of that.		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for reasons in Part 3 and 4 of the Report.
321	George Hooft			321.2	Seek Amendment	[Retain existing residential zones, outside the four aves and other new designated areas]		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for reasons in Part 3 and 4 of the Report.
471	Kem Wah Tan			471.2 2	Not Stated	[Retain operative plan zoning for postcode area 8053, including Aorangi Road]	Postcode area 8053	Mainly RS	Mainly MRZ	Mainly RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant	Reject for reasons in Part 3 and 4 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												residential zones and provide a response to Policy 3 of the NPS-UD.	
418	Zoe McLaren			418.4	Support	[S]upport[s] the changes to replace zones with medium/high density zones.					Accept	This support for MRZ as notified is noted.	Accept
677	Donna Kenton-Smith			677.1	Oppose	[Seeks removal of] intensification plans for Merivale[; and considers it] more sensible to restrict the area where taller buildings can be built.	Merivale area	Unspecified	HRZ	RMD	Reject	Parts of Merivale that are proposed to be zoned HRZ are located within walkable catchments to larger commercial centres and the City Centre Zone (CCZ) . Greater intensification near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 of the NPS-UD).	Reject for reasons in Part 3 and 4 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
530	Chris Wilson			530.3	Seek Amend ment	[Seeks that the area identified as] Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street), be rezoned as Medium Density Residential Zone as opposed to the proposed High Density Residential Zone under PC14.	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are within walkable catchments to <u>Merivale centre the City Centre Zone (CCZ)</u> and therefore proposed to be HRZ. Greater intensification (HRZ) near <u>CCZ</u> centres <u>is directed by Policy 3(c) of the NPS-UD</u> and supports a well-functioning urban environment (Policy 1 of the NPS-UD).	Accept for reasons in Part 3 and 4 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
730	Geoff White for Gwynfa Ave Residents Association	Gwynfa Ave Residents Association		730.1	Seek Amendment	[Seeks that] the Council exclude Gwynfa Ave from increased residential density and ask them to also consider other private hill lanes who will be facing many of the same issues.	Gwynfa Avenue (also other similar private hill lanes)	Exclude from intensification	MRZ	RH	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and <u>Policy 3</u> . Gwynfa Avenue adopts a Residential Hills Precinct, this precinct has a minimum lot size of 650m ² and adopts current Residential Hill Zone subdivision standards, including earthwork controls and <u>proposed impervious surface controls</u> .	Reject for reasons in Part 4 and 5 of the Report. Residential Hills zone is not a relevant residential zone so PC14 does not apply to it; Status quo prevails and submission accepted.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
67	Rachel Davies			67.3	Seek Amend ment	[Seeks to] reduce the zones for High and Medium Density to closer to the city centre - so that it is not encroaching on exisiting neighbourhoods in Spreydon and Hoon Hay.		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for reasons in Part 3 and 4 of the Report.
318	Nicholas Latham			318.3	Seek Amend ment	[Seeks] [l]ess restrictions on increasing housing, especially mixed zone areas Support[s] more housing, with an especially in the city centre		Unspecified.			Partially accept	The support for proposed zones as notified is noted.	Accept in part for reasons in Part 3 and 4 of the Report.
726	Michele McKnight			726.3	Oppose	[Seeks] the council, to remove Gwynfa Ave and any other similiar streets on this hill from the medium density proposal	Gwynfa Avenue (also other similar private hill lanes)	Exclude from intensification	MRZ	RH	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3. Gwynfa Avenue adopts a Residential Hills Precinct, this precinct has a	Reject for reasons in Part 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												minimum lot size of 650m ² and adopts current Residential Hill Zone subdivision standards, including earthwork controls <u>and proposed impervious surface controls.</u>	
564	Rachel Hu			564.1	Seek Amendment	[Standardise the MRZ and HRZ zones] e.g., choose for developers to have a clear guideline for 3-storeys or 6-storeys. Or at least make it more standard per suburb than every street block.		Unspecified			Reject <u>Accept</u> in-part	The hierarchy of zones and mix of rules/standards in MRZ and HRZ is required, as per National Planning Standards and the application of MDRS and Policy 3 <u>of the NPS-UD.</u> <u>However, an opportunity does exist to better refine zone boundaries to provide a more logical</u>	Accept in part for reasons in Part 3 and 4 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												<u>zone boundary, where appropriate. MDRS applies across both zones and efforts have been made to align other controls across both zones.</u>	
795	Andrew Stevenson			795.11	Seek Amendment	[T]hat CCC consider rezoning the area from 135 to 185 Wainoni Road and beyond to a "Medium Density Residential Zone".	RS zoned land from 135 to 185 Wainoni Road and beyond	MRZ	RS	RS	Accept in-part, <u>in areas where the Tsunami Management Area (TMA) does not apply.</u>	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. <u>Much of this area is also covered by the TMA and a recommendation has been made to</u>	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												retain operative zoning where greater than 30% of the site is covered.	
795	Andrew Stevenson			795.10	Seek Amendment	[T]hat CCC rezone the area from 157 to 193 Wainoni Road, including the surrounding region, to a "Medium Density Residential Zone" [from Residential Suburban Zone].	RS zoned land from 157 to 193 Wainoni Road, including the surrounding region	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport Accessibility Area QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.	Reject for reasons in Part 3, 4 and 5 of the Report
795	Andrew Stevenson			795.13	Seek Amendment	[T]hat CCC rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	Keyes Road is located within a Low Public Transport Accessibility Area qualifying matter as well as the	Reject for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												Tsunami Management Area qualifying matter and therefore should retain RS zoning.	
795	Andrew Stevenson			795.1 2	Seek Amendment	[T]hat the CCC should rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone".	approximately 100 Wainoni Road to approximately 300 Wainoni Road and beyond	MRZ	RS / NCZ	RS / CL	Accept in-part	This area is within a Low Public Transport Accessibility Area QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.	Accept in part for reasons in Part 3, 4 and 5 of the Report
238	Prue Manji			238.1	Seek Amendment	[T]hat the streets in the Watford Street, College Avenue, Uranga Avenue and Brenchley Avenue blocks remain [Residential Suburban	Watford Street, College Avenue, Uranga Avenue and Brenchley Avenue blocks	RS	MRZ	RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a	Reject for reasons in Part 3 and 4 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						instead of Medium Density Residential Zone]						response to Policy 3 of the NPS-UD.	
188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		188.25	Seek Amendment	[That all sites located within the Riccarton Bush Interface Area + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata Street and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]	Kauri cluster bounded by Riccarton Bush (inc Kahu Rd and Titoki St) to the north, Kauri St to the west, the lane between the commercial and residential interface to the south, Straven Rd to the east.	RS	RS/MRZ/T CZ	RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		188.8	Seek Amendment	[That all sites located within the Riccarton Bush Interface Area, + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata St and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]	Kauri cluster bounded by Riccarton Bush (inc Kahu Rd and Titoki St) to the north, Kauri St to the west, the lane between the commercial and residential interface to the south, Straven Rd to the east.	RS	RS/MRZ/T CZ	RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report
340	Kirsten Templeton			340.4	Seek Amendment	[That Avonhead is not zoned Medium Density Residential]	Avonhead area	Not stated	MRZ	RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and provide a response to Policy 3 of the NPS-UD.	Reject for reasons in Part 3, and 4 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
430	Tracey Berry			430.4	Seek Amendment	[That Avonhead, including Westall Lane, is zoned Medium Density Residential] [Relates to request to remove Airport Noise QM and RuUF zoning on Westall Lane]	Avonhead area including Westall Lane	MRZ	RS / RuUF	RS / RuUF	Reject	<p>Rezoning requests from rural zones to residential zones is out of scope of this plan change - as it does not give effect to Policy 3 of the NPS UD. Evidence by Ms Oliver recommends that operative zoning beneath the Airport Noise Contour is maintain, where currently Residential Suburban under the operative Plan.</p> <p><u>NOTE: See additional discussion in IHP request #34 accept / reject tables.</u></p>	Accept in part in relation to that part of land zoned RS only reasons in Part 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
701	Ian McChesney			701.13	Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ] - Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street).	Rattray Street	MRZ	HRZ	RSDT	Reject <u>Accept</u>	The Residential Heritage Interface Area applies to the west side of Rattray Street which protects the significant heritage values of a Residential Heritage Area by managing residential development on adjacent sites in line with Plan Change 13 controls. <u>Changes to the ANIA mean that this street is now recommended to be zoned MRZ.</u>	Reject for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
905	Declan Bransfield			905.3	Seek Amendment	[That that area north of Riccarton Road and west of Straven Road be zoned HRZ instead of MRZ]	North of Riccarton Road, west of Straven Road	HRZ	RS/MRZ/TCZ	RS/CC	Reject	This area is adjacent to the Riccarton Bush Interface Area which protects the heritage landscape of Riccarton Bush by limiting development within the overlay to 8m in height (two storeys) <u>and associated bulk and location controls.</u> Areas beyond this a limited to medium density only (12m), rather than the 20m high density surrounds.	Reject for reasons in Part 3, 4 and 5 of the Report.
585	Nick Brown			585.1	Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]	Area between Heaton Street/Innes Road and Blighs Road zoned HRZ	MRZ	HRZ	RS	Reject	This area is within a walkable catchment to <u>either Papanui TCZ or Merivale LCZ</u> centres, and therefore is zoned HRZ. Greater intensification	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												near centres is directed by Policy 3 of the NPS-UD supports a well-functioning urban environment (Policy 1 of NPS UD).	
803	Tamsin Woods			803.10	Seek Amendment	[That the] area from 135 to 185 Wainoni Road [157-193 Wainoni Road and 100-300 Wainoni Road] (and further afield) [is zoned] "Medium Density Residential Zone" [instead of Residential Suburban]	RS zoned land from 135 to 185 Wainoni Road, 157-193 Wainoni Road, and 100-300 Wainoni Road (shaded in red within image) and further afield [encircled area]	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport Accessibility Area QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
902	Helen Broughton for Waipuna Halswell-Hornby-Riccarton Community Board	Waipuna Halswell-Hornby-Riccarton Community Board		902.3 1	Seek Amend ment	[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning. [Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining	Area surrounding Riccarton Bush: southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].	RS	RS/MRZ	RS/RMD	Reject	The Riccarton Bush Interface Area QM protects the heritage area through applying a lower height limit and zoning beyond this area to MRZ, not HRZ.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].							

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
902	Helen Broughton for Waipuna Halswell-Hornby-Riccarton Community Board	Waipuna Halswell-Hornby-Riccarton Community Board		902.28	Seek Amendment	[That the HRZ in the] Deans Avenue Precinct [that] covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line [is limited to] the former Addington saleyards site; [and that the remainder of the area is zoned MRZ].	HRZ area bounded by Matai Street East to the north, Deans Avenue to the east, Blenheim Road to the south, and the railway to the west.	MRZ	HRZ	RMD	Reject	This area is within a walkable catchment to the Riccarton TCZ centre. Greater intensification near centres is directed by Policy 3 of the NPS-UD supports well-functioning urban environment (Policy 1 of NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.
810	Anita Collie for Regulus Property Investments Limited	Regulus Property Investments Limited		810.2	Seek Amendment	[That the property] located at 149 Waimairi Road and surrounding properties are rezoned to High Density Residential [instead of Medium Density Residential]	149 Waimairi Road and surrounding properties	HRZ	MRZ	RS	Reject	This area is not identified as being within a walkable catchment to a centre zone.	Reject for reasons in Part 3, 4 and 5 of the Report
480	Selma Claridge			480.2	Seek Amendment	[That] Harris Crescent [Papanui, retains its operative zoning instead	Harris Crescent, Papanui	RS	HRZ	RS	Reject	Council must apply MDRS to relevant residential zones in accordance	Reject for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						of Medium Density Residential]						with Policy 3 of the NPS-UD.	
335	Lorraine Wilmshurst			335.5	Seek Amendment	[That] suburban areas [are not zoned] Medium Density Residential		RS	MRZ	RS	Reject	Council must apply MDRS to <u>relevant</u> residential zones in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report
390	Mike Singleton			390.3	Seek Amendment	[That] the area between Deans Ave and the Railway [is zoned] Medium Density Residential [instead of] High Density Residential.	Area between Deans Ave and the Railway	MRZ	HRZ	RMD	Reject	<u>Much of this area is within a walkable catchment to the Riccaron TCZ centre. Greater intensification near centres is directed by Policy 4 of the NPS-UD and further intensification in accessible areas supports a well-functioning urban environment (Policy 1 of NPS-UD).</u>	Reject for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
898	Denis McMurtrie			898.3	Seek Amendment	[That] the area South and East of Harewood Road and Main North Road [Paparoa Street / Strowan] is zoned Residential Suburban [instead of MRZ or HRZ].	Residential area South and East of Main North Road [Paparoa Street / Strowan]	RS	HRZ/MRZ	RMD/RS	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD. The areas zoned HRZ are within a walkable catchment to <u>larger</u> centres. Greater intensification near centres supports well-functioning urban environment (Policy 1 of NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.
891	Alan John David Gillies			891.2	Seek Amendment	[That] the High Density Residential Zone proposed for the Strowan Residential blocks from Normans to Blighs Road be changed to a Medium Density Residential Development zone.	HRZ area from Normans Road to Blighs Road	MRZ	HRZ except 399 Papanui Rd (MRZ)	RS	Reject	The area proposed to be HRZ from Normans Road to Blighs Road is identified as being within a walkable catchment to Papanui <u>TCZ</u> or <u>Merivale</u> centre. Greater intensification near centres	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 of NPS-UD).	
388	Sally Elford for M.I.I.G Limited	M.I.I.G Limited		388.2	Seek Amend ment	[That] the Rural Urban Fringe zoned land located between QEII Drive south and Prestons Local Centre north, and between Prestons to the east and Marshlands Road to the west, in particular Part Rural Section 1705, [is re-zoned to] Medium Density Residential Zone (Planning Maps 19, 25 and 26)	Rural Urban Fringe zoned land located between QEII Drive south and Prestons Local Centre north, and between Prestons to the east and Marshlands Road to the west, in particular Part Rural Section 1705 [80 Mairehau Road - property shaded in purple in image]	MRZ	RuUF	RuUF	Reject	The scope of Plan Change 14 is limited to giving affect to Policy 3 of the NPS-UD and apply MDRS in relevant residential zones. As this rezoning request is not for enabling building heights of density in an applicable Policy 3 centre, it is out of scope of the plan change pursuant to Section 77G of the RMA. In addition, this area is surrounded by MRZ which	Reject for reasons of scope in Part 1 and 7 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												has a Low PT overlay and Waste water constraints overlay. NOTE: See additional discussion in IHP request #34 accept / reject tables.	
446	Sarah Lovell			446.2	Seek Amendment	[That] Council [retain the existing zones in] the bulk of the city's suburbs e.g. St Martins, Hillsborough and not rezone to medium density					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
165	Catherine & Peter Baddeley			165.3	Seek Amendment	[That] he area consisting of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) [be zoned MRZ instead of HRZ]	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are within walkable catchments to Merivale centre the City Centre Zone and therefore proposed to be HRZ. Greater intensification (HRZ) near this centre is directed by Policy 3(c) of the NPS-UD supports a well-functioning urban environment (Policy 1 of the NPS-UD).	Accept for reasons in Part 3, 4 and 5 of the Report
681	Andrew McCarthy			681.4	Seek Amendment	[That] the entire existing Residential Hills Zone is [zoned] MDRZ (Residential Hills Precinct).		MRZ	RH		Accept in-part	This area is within a Low Public Transport Accessibility Area QM. A recommendation has been made to re-zone areas within this	Reject for reasons in Part 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												QM as MRZ and a Precinct to manage the QM outcomes.	
885	Peter Dyhrberg			885.2	Seek Amendment	[That] the areas of the city north of Armagh Street and between Fitzgerald Avenue to the East and Madras Street to the West ..be zoned as a Medium Density Residential [instead of] High Density Residential.	HRZ area north of Armagh Street, between Fitzgerald Avenue to the east and Madras Street to the west	MRZ	HRZ	RCC	Reject	Armagh Street is located within a walkable catchment to the city centre. Greater intensification near this centre is directed by Policy 3(c) of the NPS-UD and supports a well-functioning urban environment (Policy 1 of NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.
869	Dawn E Smithson			869.2	Seek Amendment	[That] the eastern blocks of Strowan from Normans Road to Blighs Road [be zoned MRZ instead of HRZ]	HRZ area from Normans Road to Blighs Road	MRZ	HRZ except 399 Papanui Rd (MRZ)	RS	Reject	Areas in Strowan which are proposed to be HRZ are located within walkable catchments to Papanui TCZ centre. Greater intensification	Accept in part for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 of NPS-UD).	
281	Mary Crowe			281.3	Seek Amendment	1. Amend the zoning of Hurley Street from High to Medium density.	Hurley Street	MRZ	HRZ	RCC	Reject	Hurley Street is located within a walkable catchment to the city centre. Greater intensification near this centre is directed by Policy 3(c) of the NPS-UD and supports a well-functioning urban environment (Policy 1 of NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
192	Nan Xu			192.1	Seek Amendment	147A Yaldhurst Rd, Uper Riccarton, Christchurch. 8042 and 147B Yaldhurst Rd, Uper Riccarton, Christchurch. 8042 should be Medium Density Residential Zone.	147A and 147B Yaldhurst Road	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport Accessibility Area QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.	Accept for reasons in Part 4 and 5 of the Report.
102	Zhijian Wang			102.3	Not Stated	Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures.		Unspecified			Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						<p>There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on infrastructure and that may cause flooding. There will be an associated impact on Christchurch's brand as a Garden City, which has taken time to develop. Instead, the urban-rural fringe area should be developed with medium and high density residential areas within 20-30 minutes of the City Centre. This is the ideal living and working environment</p>							

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						where infrastructure can be planned and constructed according to the needs of the next 30 years. Funding would be from investors and developers, reducing financial pressure on the City Council and maintaining the stability of rates. Construction will not affect the traffic in the city.							
419	James Thomas			419.1	Seek Amendment	Allow further intensification on the Port Hills		Unspecified			Accept in-part	This area is within a Low Public Transport Accessibility Area QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.	Accept for reasons in Part 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
8	Graham Thompson			8.1	Seek Amendment	Amend proposed Medium Residential zone across the city to exempt cul-de-sacs and narrow accessways from zone.		Unspecified			Reject	Cul-de-sacs and narrow accessways is not a qualifying matter that could preclude areas from having MDRS applied. Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 4 and 5 of the Report.
711	Andrea Williams			711.1	Oppose	Amend residential zoning in Hornby from HDZ and MDZ to RS.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD. Areas in Hornby which are proposed to be HRZ are identified as being location to centres. Greater intensification near centres supports a well-functioning urban	Reject for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												environment (Policy 1 of NPS-UD).	
220	Martin Snelson			220.1	Seek Amendment	Amend the Medium Density Residential Zone [surrounding] the proposed North Halswell town centre, to [apply] to the areas being developed and not to those newly built areas		Unspecified	MRZ	RNN	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report
221	Cynthia Snelson			221.1	Seek Amendment	Amend the Medium Density Residential Zone [surrounding] the proposed North Halswell town centre, to [apply] to the areas being developed and not to those newly built areas		Unspecified	MRZ	RNN	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
77	Richard McLaughlin			77.1	Seek Amendment	Amend the planning maps to change the zoning of Watford Street and the surrounding Strowan Area (Watford Street, Normans Road, Halton Street and Hawthorne Street) from High Density Residential to Medium Density Residential.	Area surrounded by Watford Street, Normans Road, Halton Street, and Hawthorne Street	MRZ	HRZ	RS	Reject	Areas of Strowan that are proposed to be HRZ are located within walkable catchments of Papanui TCZ centre. Greater intensification near centres is directed by Policy 3 of the NPS-UD supports a well-functioning urban environment (Policy 1 of NPS-UD).	Accept in part for reasons in Part 3, 4 and 5 of the Report
850	Hamish Wright for Crichton Development Group Limited	Crichton Development Group Limited		850.2	Seek Amendment	Amend the planning maps to rezone the properties at 5-19 John Paterson Drive and 451 Halswell Junction Road as MRZ.	5, 9, 15, 19 John Paterson Drive and 451 Halswell Junction Road	MRZ	RuUF with respective designations	RuUF 5 & 19 John Paterson Drive and 451 Halswell Junction Road with NZTA Future Works designation	Reject	The scope of Plan Change 14 is limited to giving effect to Policy 3 of the NPS-UD and apply MDRS in relevant residential zones. As this rezoning request is not for enabling building heights of density in an applicable	Reject for reasons of scope in Part 1 and 7 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												<p>Policy 3 centre, it is out of scope of the plan change pursuant to Section 77G of the RMA.</p> <p>NOTE: See additional discussion in IHP request #34 accept / reject tables.</p>	
111	Andrew Butler			111.1	Seek Amendment	Amend the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch	HRZ area parallel to Papanui Road up to Strowan	MRZ	HRZ	RS	Reject	<p>This area of Strowan is located within a walkable catchment to Papanui TCZ centre. Greater intensification near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 of NPS-UD).</p>	Accept in part for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
69	John Campbell			69.1	Seek Amendment	Amend the Residential Suburban zoning of the area around Riccarton Bush [to south of Rata Street and Kauri Street] to Medium Density Residential.	South of Rata Street and Kauri Street	MRZ	MRZ	RS	Accept	The notified zoning of the area south of Rata Street and Kauri Street is for MRZ. The Area is subject to the ANIA and the Riccarton Bush Interface Area.	Accept for reasons in Part 3, 4 and 5 of the Report
114	Connor McIver			114.3	Seek Amendment	Amend the walkable catchments for the central city and other centres to 1.8km for the central city and 1.2km for other centres.		Unspecified			Partially Accept in-part	The walkable catchments are determined by distance. Some increases to the walkable catchment distances are recommended.	Reject for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
86	Melissa and Scott Alman			86.2	Seek Amendment	Amend the zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are within <u>a</u> walkable catchment to <u>Merivale centre the City Centre Zone</u> and therefore proposed to be HRZ. Greater intensification (HRZ) near centres <u>is directed by Policy 3(c) of the NPS-UD</u> supports a well-functioning urban environment (Policy 1 of the NPS-UD).	Accept for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
668	Keri Murison			668.2	Seek Amendment	Amend the zoning of Strowan from HRZ to MRZ	Strowan area	MRZ	HRZ	RS	Reject	This area of Strowan is located within a walkable catchment to Papanui TCZ centre. Greater intensification near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 of NPS-UD).	Accept in part for reasons in Part 3, 4 and 5 of the Report
62	Thomas Calder			62.2	Seek Amendment	Amend zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential.	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are within walkable catchments to Merivale centre the City Centre Zone and therefore proposed to be HRZ. Greater intensification (HRZ) near centres is directed by	Accept for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												Policy 3(c) of the NPS-UD supports a well-functioning urban environment (Policy 1 of the NPS-UD).	
107	Heather Woods			107.30	Seek Amendment	Amend zoning of this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone" because it is close to all required amenities - closer than many other areas that are already "Medium Density Residential Zone".	approximately 100 Wainoni Road to approximately 300 Wainoni Road (and further afield)	MRZ	RS / NCZ	RS / CL	Accept in-part	This area is within a Low Public Transport Accessibility Area QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
737	Christian Jordan			737.1	Seek Amendment	Apply MDRS zone across all areas of the City.		MRZ			Reject	A range of MRZ and HRZ is applied across Christchurch <u>in response to as required by the MDRS and</u> Policy 3 of the NPS-UD. Other areas are subject to qualifying matters which are necessary to manage development due to constraints.	Accept in part for reasons in Part 3, 4 and 5 of the Report.
121	Cameron Matthews			121.46	Seek Amendment	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of Local Centre Zones from Medium Density Residential Zone to High Density Residential Zone to match the building height and density limits of	MRZ near Sydenham South commercial area	HRZ	MRZ	RMD	<u>Reject Accept in-part</u>	<u>Areas zoned MRZ in Sydenham are not identified as being within walkable catchments of main centres, therefore MRZ is most appropriate zoning. Sydenham South commercial centre has been re-evaluated</u>	Accept in part for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						the zone (i.e. to 14m).						and the Local Centre Intensification Precinct has been recommended within a walkable catchment of at least 200m of the centre. This permits development up to 14m high.	
155	Trudi Bishop			155.4	Oppose	Beckenham should be removed from the medium residential zone	MRZ within Beckenham area	Not stated	MRZ	RS	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD. It is noted that a large part of this area is within the proposed Beckenham Loop Residential Character Area.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
901	John Hudson			901.10	Oppose	<p>CCC PLAN CHANGE 14 to alter the NP-SUD. MY thoughts are mainly regarding the MDRS to replace the RS zones.</p> <p>I do not agree with the MDRS zone replacing the current RS zones and I don't agree with certain aspects of plan change 14 and reasons and discussion follow. The CCC has excellent plans for the future growth of Christchurch and the mandated MDRS rules are a huge step backwards. Under MDRS intensification can take place much further out from the CBD. It will be totally detrimental to</p>					Reject	<p>Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).</p>	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						the intensification of the CBD using existing building zone rules.							

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
901	John Hudson			901.8	Oppose	<p>CCC PLAN CHANGE 14 to alter the NP-SUD. MY thoughts are mainly regarding the MDRS to replace the RS zones.</p> <p>I do not agree with the MDRS zone replacing the current RS zones and I don't agree with certain aspects of plan change 14 and reasons and discussion follow. The CCC has excellent plans for the future growth of Christchurch and the mandated MDRS rules are a huge step backwards. Under MDRS intensification can take place much further out from the CBD. It will be totally detrimental to</p>					Reject	<p>Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).</p>	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						the intensification of the CBD using existing building zone rules.							
485	John Buckler			485.1	Seek Amendment	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.	45 St Albans Street	MRZ	HRZ	RMD	Reject	St Albans Street is located within a walkable catchment to a both the Merivale LCZ and the City centre zone. Greater intensification near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												(Policy 1 of NPS-UD).	
121	Cameron Matthews			121.36	Seek Amendment	Change Addington to a Medium Local Centre Change the zoning of the area around Addington Centre and Addington MUZ to HRZ (or at least LCIP).	Area around Addington Centre and Addington area zoned MUZ	HRZ	MRZ	RMD	Reject	The Addington Centre does not meet the criteria for further intensification under Policy 3(d) of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
535	PRUDENCE MORRALL			535.2	Oppose	Change MRZ to not apply to Therese Street	Therese Street	Not stated	MRZ	RSDT	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
901	John Hudson			901.14	Seek Amendment	Change Watford St from HRZ to MRZ	HRZ zoned properties along Watford Street, Papanui	MRZ	HRZ	RS	Reject	This area of Watford Street is located within a walkable catchment of the Papanui TCZ centre. Greater intensification near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 of NPS-UD).	Accept in part for reasons in Part 3, 4 and 5 of the Report.
40	Steven & Diana Marshall			40.1	Seek Amendment	Change zoning of Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall) from High Density Residential to Medium Density Residential	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment to the City Centre Zone . Greater intensification near centres is directed by Policy 3 of the NPS-UD and supports a well-	Accept for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												functioning urban environment (Policy 1 of NPS-UD).	
1052	Bradley Nicolson for Oxford Terrace Baptist Church on behalf of Oxford Terrace Baptist Church	Oxford Terrace Baptist Church	Oxford Terrace Baptist Church	1052.1	Seek Amendment	Clarify whether the site at 288 Oxford Terrace is HRZ or MRZ, it is currently shown as split zoning.	288 Oxford Terrace	Not stated	HRZ & MRZ	RCC	Partially accept	This site should be all zoned HRZ to avoid split zoning of the site as it is located within a walkable catchment of a centre.	
800	Ramon Gelonch Roca			800.10	Seek Amendment	Consider rezoning the area from 157 to 193 Wainoni Road, and surrounding areas, to the "Medium Density Residential Zone" [from Residential Suburban Zone].	RS zoned land from 157 to 193 Wainoni Road, and surrounding areas	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport Accessibility Area QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												Areas within the Tsunami Management Area should remain RS.	
67	Rachel Davies			67.16	Seek Amendment	Develop more multistorey or terraced styled housing in new subdivisions where infrastructure can be put in place to best service these new dwellings.		Unspecified			Reject in-part	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD. Greenfield areas have been identified as Future Urban Zones, established greenfield areas have been proposed to be MRZ.	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
746	Simon Fowke			746.1	Oppose	Do not Re-Zone Paparoa Street to Medium Density	Paparoa Street	Not stated	MRZ / HRZ	RS	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS-UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).	
15	Martin Jones			15.2	Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.	Cashmere View Street and surrounding area	Not HRZ	MRZ	RS	Partially accept	Cashmere View Street is proposed to be MRZ as notified, not HRZ.	Accept for reasons in Part 4 and 5 of the Report
107	Heather Woods			107.2	Seek Amendment	Enable tiny houses in all zones		Unspecified			Partially accept	The purpose of the MRZ and HRZ are to provide an increase in housing choice (typically smaller dwellings), but not standalone tiny homes that are single storey as this	Accept in part for reasons in Part 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												would not support a well-functioning urban environment (Policy 1 NPS-UD).	
740	Matt Bonis for Woolworths	Woolworths		740.4	Support	Except as otherwise modified by this submission, including amended zoned boundaries associated with the North Halswell Town Centre zone and St Albans (Neighbourhood / Local) Centre zone, retain amended residential zoning and nomenclature.					Accept	The support for the Centres zoning as notified is noted.	Accept in part for reasons in Part 3, 4 and 5 and 7 of the Report.
88	Peter Evans			88.1	Oppose	Harlech Mews and Avonhead rezoned to Residential Suburban Zone		Unspecified	MRZ		Reject	Harlech Mews and parts of Avonhead are proposed to be MRZ as notified. Council must apply MDRS to <u>relevant</u> residential zones in	Reject for reasons in Part 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												accordance with s77G of the Act Policy 3 of the NPS UD .	
901	John Hudson			901.1	Oppose	I d[D]o not agree with the MDRS zone replacing the current RS zones and I d[d]on't agree with certain aspects of plan change 14 and reasons and discussion follow.		Unspecified			Reject	Council must apply MDRS to relevant residential zones in accordance with s77G of the Act Policy 3 of the NPS UD . Greater intensification (HRZ) near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 of the NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
178	Jorge Rodriguez			178.1	Seek Amendment	I s [S]trongly oppose the proposed zoning of 5B Frome Place as a Residential Suburban Zone and urge the Christchurch City Council to rezone the property and the St Albans area in general as a Residential Medium Density Zone.	5B Frome Place and the St Albans area	MRZ	RS	RS	Accept	Frome Place is located within a walking catchment from a core bus route and should be re-zoned MRZ. The same should apply for similar sites.	Accept for reasons in Part 3, 4 and 5 of the Report
665	Lawrence & Denise May			665.2	Seek Amendment	If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment to the City of centre zone. Greater intensification (HRZ) near this centre is directed by Policy 3(c) of the NPS-UD and supports a well-functioning urban environment	Accept for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												(Policy 1 NPS-UD).	

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
381	Kate Gregg			381.4	Seek Amend ment	If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential; and, that sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary; and that neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment <u>to the City of</u> centre zones. Greater intensification (HRZ) near <u>this centre is directed by Policy 3(c) of the NPS-UD</u> and supports a well-functioning urban environment (Policy 1 NPS-UD).	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						of the required resource consents and to make submissions.							
300	Sam Holdaway			300.1	Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density.	Kenwyn Ave	MRZ	RS	RS	Accept	Kenwyn Avenue is located within a walking catchment from a core bus route and should be re-zoned MRZ. The same should apply	Accept for reasons in Part 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												for similar sites.	
626	Carol Shu			626.1	Seek Amendment	Keep Hyde Park and Avonhead area all RS zoning.	Avonhead area surrounding Hyde Park	RS	MRZ / RS	RS	Reject	Parts of Hyde Park and Avonhead are proposed to be zoned MRZ as notified. Council must apply MDRS to relevant residential zones in accordance with s77G of the Act Policy 3 of the NPS UD .	
696	Terence Sissons			696.2	Seek Amendment	Limit the HDRZ to the central city area and provide for MDRZs around the suburban shopping centres					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS-UD. Greater intensification (HRZ) near	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												centres supports a well-functioning urban environment (Policy 1 NPS-UD).	
90	Blair McCarthy			90.3	Seek Amendment	Limit the High Density Residential Zone along Papanui Road north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road. That the area of proposed HRZ in between, particularly around St Andrews College and east of Watford Street, be zoned Medium Density	HRZ area east of Watford Street	MRZ	HRZ except 399 Papanui Road (MRZ)	RS	Reject	The areas proposed to be HRZ along Papanui Road are located within a walkable catchment to Papanui and Merivale centres. Great intensification (HRZ) near centres <u>is directed by Policy 3 of the NPS-UD and</u> supports a well-functioning urban environment (Policy 1 NPS-UD).	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						Residential instead of HRZ.							
666	Cooper Mallett			666.5	Seek Amendment	Make all the tall buildings in the middle of the city.					Reject	Council must apply MDRS to <u>relevant</u> residential zones <u>and</u> <u>provide an intensification response</u> in accordance with Policy 3 of the NPS-UD. This includes allowing for greater heights in MRZ.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
892	Wayne Robertson			892.2	Seek Amendment	Medium Density Zones should apply to all areas not classified as High Density Zones [relates to request to restrict HRZ extent to four avenues and comprehensive developments]		Unspecified			Reject	Council must apply MDRS to <u>relevant</u> residential zones <u>and</u> <u>provide an intensification response</u> in accordance with Policy 3 of the NPS-UD. Greater intensification (<u>HRZ</u>) near centres <u>is</u> <u>directed by Policy 3 of the NPS-UD</u> and supports a well-functioning urban environment (Policy 1 NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.
561	Deidre Rance			561.1	Seek Amendment	No medium [density zone in the Strowan area]					Reject	Council must apply MDRS to <u>relevant</u> residential zones <u>and</u> <u>provide an intensification response</u> in accordance with Policy 3 of the NPS UD. Greater intensification (<u>HRZ</u>) near centres <u>is</u>	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												<u>directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 NPS-UD).</u>	
498	Hone Johnson			498.1	Oppose	Oppose all higher density zoning changes					Reject	Council must apply MDRS to <u>relevant residential zones and provide an intensification response</u> in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres <u>is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 NPS-UD).</u>	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
864	Douglas Corbett			864.5	Oppose	Oppose building heights over 2 storeys.					Reject	Council must apply MDRS to <u>relevant</u> residential zones <u>and provide an intensification response</u> in accordance with Policy 3 of the NPS UD. Greater intensification (<u>HRZ</u>) near centres <u>is directed by Policy 3 of the NPS-UD and</u> supports a well-functioning urban environment (Policy 1 NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.
185	Nick Dore			185.3	Seek Amendment	Oppose HRZ of block of land bounded by Papanui Road, Normans Road, Watford St and Blighs Road (Planning Map 24) Seeks this to be MDRZ (currently RS in the District Plan)	HRZ land bounded by Papanui Road, Normans Road, Watford St and Blighs Road	MRZ	HRZ except 399 Papanui Road (MRZ)	RS	Reject	Areas in Papanui proposed to be HRZ are identified as being located within a walkable catchment to Papanui or Merivale centres. Greater intensification (<u>HRZ</u>) near	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												centres <u>is directed by Policy 3 of the NPS-UD and</u> supports a well-functioning urban environment (Policy 1 NPS-UD).	
2002	Daphne Robinson			2002.1	Oppose	Oppose intensification zoning in leafy suburbs such as Strowan.		Unspecified			Reject	Council must apply MDRS to <u>relevant residential zones and provide an intensification response</u> in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres <u>is directed by Policy 3 of the NPS-UD and</u> supports a well-functioning urban environment (Policy 1 NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
181	Jill Young			181.1	Oppose	Oppose MDRZ for Brodie Street, Ilam (Planning Map 30). Retain current RS zone in District Plan.	Brodie Street	RS	MRZ	RS	Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
433	John Dunford			433.4	Seek Amendment	Oppose MRZ as it applies to 81 Fendalton Road	81 Fendalton Road	Not stated	MRZ	RS	Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS-UD.	
409	Brett Morell			409.3	Seek Amendment	Oppose proposed MDZ height. Seeks to retain single storey housing in Belfast area (Planning Map 11)					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
870	Susanne Antill			870.18	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.
792	Carmel Woods			792.18	Oppose	Oppose Residential Suburban Zone as it applies to 100 to 300 Wainoni Road, seek that this area is included in the Medium Density Residential Zone.	RS zoned land from 100 to 300 Wainoni Road	MRZ	RS	RS	Reject Accept in-part	This area of Wainoni Road is located within the Tsunami Management Area, therefore RS zone is the most appropriate.	Accept in part for reasons in Part 3, 4 and 5 of the Report.
440	Sandi Singh			440.7	Oppose	Oppose the application of Medium					Reject	Council must apply MDRS to relevant	Reject for reasons in

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						Density Residential Zone across the city.						residential zones and provide an intensification response in accordance with Policy 3 of the NPS UD.	Part 3, 4 and 5 of the Report.
502	Kyri Kotzikas			502.5	Oppose	Oppose the zoning of High Density Residential for Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street), and seek that it be Medium Density Residential zone.	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment to the City of centre zone. Greater intensification (HRZ) near this centre is directed by Policy 3(c) of the NPS-UD supports a well-functioning urban environment (Policy 1 NPS-UD).	Accept for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
152	Defyd Williams for Papanui Heritage Group	Papanui Heritage Group		152.6	Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
151	Defyd Williams for Papanui Heritage Group	Papanui Heritage Group		151.6	Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
232	Kurt Higgison			232.6	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
452	Carolyn Mulholland			452.2	Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby	Residential zoning in Amyes Road, Hornby	Not stated	MRZ / HRZ	RS / RMD / RSDT	Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
122	Philip Rance			122.1	Oppose	Opposes the increased level of housing intensification in areas indicated by the Council.					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
822	Emma Lewis for Naxos Enterprises Limited and Trustees MW Limited	Naxos Enterprises Limited and Trustees MW Limited		822.1	Oppose	Opposes zoning of 14 Field Terrace, Upper Riccarton. Seeks that it is rezoned to HRZ.	14 Field Terrace, Upper Riccarton	HRZ	MRZ	RS	Accept in-part	Field Terrace is not identified as being within a walkable catchment to a centre zone. However, is located adjacent to a Policy 3 catchment and is located in very near proximity to a strong public transport corridor (Riccarton Road) and the South Express Cycleway and therefore Policy 1 is supportive of greater intensification . If the updated ANIA is applied, this area has also been identified as being appropriate to be HRZ as compensatory intensification due to the loss of HRZ	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												from the ANIA.	
413	Caroline May			413.1	Seek Amendment	Opposes zoning that enables 3 storey buildings.					Reject	Council must apply MDRS to <u>relevant</u> residential zones <u>and</u> <u>provide an intensification response</u> in accordance with Policy 3 of the NPS UD. This includes	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												increasing building heights to accommodate increased intensity.	
67	Rachel Davies			67.20	Seek Amendment	Potentially redevelop existing large buildings into apartments e.g. Princess Margaret hospital (potentially moving the services offered there now to new premises to free up space not being used).					Reject	Plan Change 14 cannot require individual properties to be redeveloped. Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
149	Curtis Bush			149.2	Oppose	Reconsider the rezoning of Therese Street, Spreydon which is proposed to go to Residential Medium Density.	Therese Street, Spreydon	Not stated	MRZ	RSDT	Reject	Council must apply MDRS to <u>relevant</u> residential zones <u>and</u> <u>provide an intensification response</u> in accordance with Policy 3 of the NPS UD.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
303	Bron Durdin			303.2	Seek Amendment	Reduce extent of the application of the Medium Density Residential Zone to central city, inner city residential suburbs, or within a radius of 2km (example) of the central city.					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.
58	Stephen Walsh			58.3	Seek Amendment	Reduce the extent of the medium density [residential zone]					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
748	Karen Fowke			748.1	Oppose	Reject Medium Density Dwellings in Paparoa Street	Paparoa Street	Not stated	MRZ / HRZ	RS	Reject	Council must apply MDRS to relevant residential zones and provide an	

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												intensification response in accordance with Policy 3 of the NPS UD.	
208	Amie Cocking			208.2	Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.
807	Howard Pegram			807.3	Oppose	Remove blanket MDRS across the city.					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS UD.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
108	Charles Etherington			108.2	Oppose	Remove Medium Density Residential zoning in the inner suburbs					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
755	Margaret Stewart			755.1	Oppose	Remove Medium Density Residential zoning.					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
206	Emma Wheeler			206.2	Seek Amend ment	Removing St James Avenue and Windermere Road from the intensification plan.	St James Avenue and Windermere Road, Papanui	Not stated	MRZ/HRZ	RS/RSDT	Reject	Parts of St James avenue and Windermere Road proposed to be zoned HRZ are located within a walkable catchment to the Papanui TCZ commercial centre zone . Greater	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												intensification (HRZ)-near centres <u>is directed by Policy 3 of the NPS-UD</u> supports a well-functioning urban environment (Policy 1 NPS-UD).	
894	Jacq Woods			894.1	Seek Amendment	Replace HRZ with MRZ on Strowan blocks west of Papanui Road from Normans Road to Blighs Road, along Watson Road.	West of Papanui Road from Normans Road to Blighs Road, along Watford Street	MRZ	HRZ except 399 Papanui Road (MRZ)	RS	Reject	Areas in Strowan proposed to be zoned HRZ have been identified as being located within <u>the Papanui TCZ commercial centre zone</u> . Greater intensification (HRZ)-near centres <u>is directed by Policy 3 of the NPS-UD</u> supports a well-functioning urban environment (Policy 1 NPS-UD).	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
202	Trevor Wilson			202.1	Seek Amendment	Request the proposed Medium Density Residential Zone be extended to incorporate parts of Hollis & Bowenvale Aves. and Lansdowne Tce. including Roseneath Place that are within walking distance, or 1km, of Centaurus Rd. and access to the Orbiter bus route.	Parts of Hollis & Bowenvale Aves. and Lansdowne Tce. including Roseneath Place	MRZ	RS/RH with LPTAA	RS/RH	Accept in-part	The parts of Hollis Avenue, Bowenvale Avenue and Roseneath Place are within a walkable catchment to a core bus route and should be rezoned MRZ. This should apply to similar sites.	Accept for reasons in Part 3, 4 and 5 of the Report.
877	Ed Leeston for Otautahi Community Housing Trust	Otautahi Community Housing Trust		877.1	Support	Retain MRZ over areas where MRZ is proposed in PC14 as notified.					Accept	The support for MRZ as notified is noted.	Accept for reasons in Part 3, 4 and 5 of the Report.
852	Jo Appleyard for Christchurch International Airport Limited (CIAL)	Christchurch International Airport Limited (CIAL)		852.2	Seek Amendment	Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.	ANIA extent				Accept in-part	The vast majority of areas are proposed to retain operative zoning, however it has been recommended that areas around	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												Riccarton are upzoned to either HRZ or MRZ.	
323	Darryl Swann			323.1	Seek Amendment	Retain the operative District Plan zoning of land outside the Centre City.					Reject	Council must apply MDRS to <u>relevant</u> residential zones <u>and provide an intensification response</u> in accordance with Policy 3 of the NPS UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
132	Tiffany Boyle			132.1	Oppose	Revoke the idea of high rise housing buildings in Hornby and work to rebuild existing infrastructure to handle the current demand in the area.		MRZ	HRZ	RS/ RSDT/ RMD	Reject	Council must apply Policy 3 <u>of the NPS-UD</u> to provide increased height within walkable catchments of Town Centres and existing <u>or-planned rapid transit networks</u> .	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
827	Anita Collie for MGZ Investments Limited	MGZ Investments Limited		827.5	Seek Amendment	Rezone 65 Parkston Avenue, Ilam and surrounding area from Medium Density to High Density.	65 Parkston Avenue, Ilam and surrounding MRZ area	HRZ	MRZ	RS	Reject	The site and surrounding neighbourhood is not located within a walkable catchment of a large commercial centre Town Centre or rapid transit network .	Reject for reasons in Part 3, 4 and 5 of the Report.
785	Vanessa Wells			785.2	Seek Amendment	Rezone area from Main North Road south east to medium density housing.	HRZ area south-east from Main North Road to Grants Road	MRZ	HRZ	RMD	Reject	Areas proposed to be HRZ as notified have been identified as located within the Papanui TCZ commercial centre zone . Greater intensification (HRZ) near centres is directed by Policy 3 of the NPS-UD supports a well-functioning urban environment (Policy 1 NPS UD).	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
121	Cameron Matthews			121.27	Seek Amendment	Re-zone areas to at least 4-storeys within walkable catchments from Core Bus Routes (Orbiter, #1, #3, #5, #7, and eventually any future Core Bus Routes such as the #28).	Core bus routes				Reject in-part	Council is required to intensify beyond MDRS only within Policy 3 catchments. Many bus routes however traverse centres where four to six storey buildings are enabled, or where catchments are proposed to be extended through Policy 1 due to the presence of strong public transport corridors.	Reject in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
121	Cameron Matthews			121.28	Seek Amendment	Re-zone areas to at least 4-storeys within walkable catchments of Major Cycle Routes.					Reject in-part	Council is required to intensify beyond MDRS only within Policy 3 catchments. A number of Major Cycle Routes however traverse centres where four to six storey buildings are enabled, or where catchments are proposed to be extended through Policy 1 due to the presence of strong public and/or active transport corridors.	Reject in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
68	Darren Fabri			68.1	Seek Amendment	Rezone John Paterson Drive from rural to residential.	John Paterson Drive	Residential	RuUF	RuUF	Reject	<p>Land is adjacent to MRZ located between Knights Stream and Halswell Junction Road. The land is adjacent to the NZTA Future Works designation. However, the rezoning of Rural zoning to Residential zoning is out of scope of this Plan Change as it does not give effect to Policy 3 of the NPS UD.</p> <p><u>NOTE: See additional discussion in IHP request #34 accept / reject tables.</u></p>	Reject for reasons of scope in Part 1 and 7 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
784	Jessica Adams			784.1	Oppose	Rezone Prestons subdivision from MRZ to Residential Suburban Zone.	Prestons Park Drive, Marshland	RS	MRZ	RNN	Reject	This area is subject to a relevant residential zone and MRZ is considered appropriate as it is newly developed. The Wastewater Constraints QM manages development relative to wastewater capacity.	Reject for reasons in Part 3, 4 and 5 of the Report.
210	Victor Ong			210.3	Seek Amendment	Rezone Rural Urban Fringe (RuUF) around 565 Yaldhurst Road to Medium Density Residential (MRZ)	565 Yaldhurst Road and surrounding RuUF	MRZ	RuUF	RuUF	Reject	This site is located within an area surrounded by RuUF zoned land. Rezoning this site to residential zone would not give effect to Policy 3 of the NPS-UD. NOTE: See additional discussion in IHP request #34 accept / reject tables.	Reject for of scope in Part 1 and 7 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
789	Eric Woods			789.1 1	Seek Amend ment	Rezone the area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [instead of Residential Suburban]	RS zoned land from 135 to 185 Wainoni Road (and further afield)	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport Accessibility Area QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.	Accept in part for reasons in Part 3, 4 and 5 of the Report.
800	Ramon Gelonch Roca			800.1 2	Seek Amend ment	Rezone the area from 135 to 185 Wainoni Road and beyond to "Medium Density Residential Zone"[From Residential Suburban zone].	RS zoned land from 135 to 185 Wainoni Road and beyond	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport Accessibility Area QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												Area should remain RS.	
789	Eric Woods			789.16	Seek Amendment	rezone the area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone" [instead of Residential Suburban]	RS zoned land from 157 to 193 Wainoni Road and beyond	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport Accessibility Area QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
800	Ramon Gelonch Roca			800.13	Seek Amendment	Rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone"[from Residential Suburban zone].	RS zoned land from 100 to 300 Wainoni Road and beyond	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport Accessibility Area QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.	Accept in part for reasons in Part 3, 4 and 5 of the Report.
32	Guy Mortlock			32.1	Seek Amendment	Rezone the block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street from Residential Suburban Zone to either Medium Density Residential Zone or Residential Suburban Density Transition Zone		MRZ or RSDT	RS/RSDT	RS/RSDT	Reject	The neighbourhood block is within the Airport Noise Influence Area (ANIA) qualifying matter, and therefore maintaining the operative zoning is recommended.	Accept for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
800	Ramon Gelonch Roca			800.15	Seek Amendment	Rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	Keyes Road is located within a Low Public Transport Accessibility Area and Tsunami Management Area, therefore RS zone is the most appropriate.	Reject for reasons in Part 4 and 5 of the Report.
789	Eric Woods			789.13	Seek Amendment	Rezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"		MRZ	RS	RS	Reject	Keyes Road is located within a Low Public Transport Accessibility Area and Tsunami Management Area, therefore RS zone is the most appropriate.	Reject for reasons in Part 4 and 5 of the Report.
398	Jan Mitchell			398.2	Seek Amendment	Seek amendment to only apply new intensification rules to new subdivisions.					Reject	Council must apply MDRS to <u>relevant</u> residential zones <u>and provide an intensification response</u> in accordance with Policy 3 of the NPS UD.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
1023	Cyril Warren Price			1023.2	Seek Amendment	Seek that Paparoa Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.	Paparoa Street, Papanui	RS	MRZ / HRZ	RS	Reject	Parts of Paparoa Street proposed to be zoned HRZ <u>as this is are</u> located within a walkable catchment to <u>the Papanui TCZ commercial</u> centre <u>zones</u> . Greater intensification <u>(HRZ)</u> near centres <u>is directed by Policy 3 of the NPS-UD</u> supports a well-functioning urban environment (Policy 1 NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.
298	Mason Plato			298.4	Oppose	Seek to remove Medium Density Residential Zone.					Reject	Council must apply MDRS to <u>relevant</u> residential zones <u>and provide an intensification response</u> in accordance with Policy 3 of the NPS UD.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
286	Millie Silvester			286.2	Seek Amend ment	Seek to rezone west side of Paparoa Street to Medium Density Residential instead, like the east side. We propose that the demarcation of High Density Residential zone be redrawn much closer to Northlands Mall. This will still allow for more housing without impacting the residents in the area, as stated above, and ruining what makes Paparoa Street a prime example of the Garden City.	West side of Paparoa Street	MRZ	HRZ	RS	Reject	Parts of Paparoa Street proposed to be zoned HRZ <u>as this is are</u> located within a walkable catchment to <u>the Papanui TCZ commercial</u> centre <u>zones</u> . Greater intensification (<u>HRZ</u>) near centres <u>is directed by Policy 3 of the NPS-UD</u> supports a well-functioning urban environment (Policy 1 NPS-UD).	Accept in part for reasons in Part 3, 4 and 5 of the Report.
287	Mark Nichols			287.2	Seek Amend ment	Seek densificati on in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city					Reject	Council must apply MDRS to <u>relevant</u> residential zones <u>and provide an intensificatio n response</u> in accordance with Policy 3	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.						of the NPS UD.	
381	Kate Gregg			381.1	Seek Amendment	Seeks that Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment <u>to the City of</u> centre zone. Greater intensification (HRZ) near centres <u>is directed by Policy 3 of the NPS-UD and</u> supports a well-functioning	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						to Residential Character areas.						urban environment (Policy 1 NPS-UD).	
838	Georgie McLaughlin			838.2	Seek Amendment	Seeks that Strowan is rezoned from HRZ to MRZ (Halton Street, Hawthorne Street, Watford Street, Normans Road).	Area bounded by Halton Street, Hawthorne Street, Watford Street, Normans Road	MRZ	HRZ	RS	Reject	Areas in Strowan which are proposed to be HRZ are located within walkable catchments to the Papanui TCZ commercial centre. Greater intensification near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 of NPS-UD).	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
775	Brigitte Masse			775.1	Oppose	Seeks to retain streets in Spreydon as Residential Suburban Density Transition Zone, as opposed to zoning them as Medium Residential Zone.					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
352	Janice Lavelle			352.1	Not Stated	Seriously rethink the Medium Density Residential zones across Christchurch.					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
788	Marc Duff			788.8	Support	Supports MRZ zoning in Hornby. Change HRZ to MRZ zoning.	HRZ land in Hornby	MRZ	HRZ	RS / RSDT / RMD	Partially accept	The support for MRZ zoning is noted. Where areas have been identified as HRZ, they are located within walkable catchments of larger commercial centres. Greater intensification	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 of NPS-UD).	
110	Marie Mullins			110.1	Support	Supports the zoning of property at 18 Kauri Street as medium density.	18 Kauri Street	Supports MRZ	MRZ	RS	Accept	The support for MRZ zoning as notified is noted.	Accept for reasons in Part 3, 4 and 5 of the Report.
159	Jenny Crooks			159.1	Seek Amendment	That 25a Greenhaven Drive, Burwood, be rezoned from Rural Urban Fringe Zone to residential (Medium Density Residential Zoning preferred).	25a Greenhaven Drive, Burwood	MRZ	Rural Urban Fringe, Residential Suburban Zone (lesser)	Rural Urban Fringe, Residential Suburban Zone (lesser)	Reject in-part	The residential area directly adjacent along Greenhaven Drive, Burwood is recommended as MRZ since the #7 bus route is a high frequency route and the zoned RSZ with Qualifying Matters: Low Public	Accept in part for residential zone for reasons in Part 3, 4 and 5 of the Report. Reject in relation to RuUF, for reasons of scope in Part 1 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												Transport Accessibility <u>Area</u> <u>qualifying matter should not apply and</u> <u>Water body Setback</u> . The site is otherwise surrounded by RuUF zone and OCP zone. Rezoning of rural land is not within scope of this Plan Change as it does not give effect to Policy 3 of the NPS UD.	
215	Graham Thomas Blackett			215.1	Seek Amendment	That all of the area of St Albans north of Bealey Avenue and south of Edgeware Road be zoned Medium Density Residential [instead of High Density Residential].	HRZ land north of Bealey Avenue and south of Edgeware Road	MRZ	HRZ	RMD	Reject	Areas of St Albans zoned HRZ are identified as being located within a walkable catchment to <u>the City</u> centre zone. Greater intensification (HRZ) near <u>this</u> centre <u>is directed by</u> <u>Policy 3(c) of the NPS-UD</u> .	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												and supports a well-functioning urban environment (Policy 1 NPS-UD).	
119	Tracey Strack			119.1	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, If Helmores Lane, Desmond Street and Rhodes Street (to Rossall	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment of the Papanui TCZ commercial centre zone. Greater intensification (HRZ) near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 NPS-UD).	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential							
164	James and Adriana Baddeley			164.2	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area.	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment of the Papanui TCZ commercial centre zone. Greater intensification (HRZ) near	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 NPS-UD)	
376	Colin Gregg			376.3	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be zoned Medium Density Residential [instead of HRZ]	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment of the Papanui TCZ commercial centre zone. Greater intensification (HRZ) near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 NPS-UD)	Accept for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
326	Vivienne Boyd			326.2	Seek Amendment	That higher density housing [is not enabled] on narrow, no exit streets.					Reject	Council must apply MDRS to <u>relevant</u> residential zones <u>and provide an intensification response</u> in accordance with Policy 3 of the NPS UD. Narrow and no-exit streets are not a qualifying matter which precludes this, <u>however building form provisions have been proposed to mitigate the effect of HRZ development.</u>	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
333	Eric Ackroyd			333.3	Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS-UD. Greater intensification (HRZ) near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 NPS-UD).	Reject for reasons in Part 3, 4 and 5 of the Report.
211	Pauline McEwen			211.1	Seek Amendment	That the area at the eastern end of Rugby Street be zoned Medium Density Residential instead of the proposed High Density Residential	HRZ land at eastern end of Rugby Street	MRZ	HRZ	RMD	Reject	Rugby Street is within a walkable catchment of Papanui and therefore proposed to be HRZ. Greater intensification (HRZ) near centres is directed by Policy 3 of the NPS-UD and	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												supports a well-functioning urban environment (Policy 1 NPS-UD).	
162	Jill Edwards			162.1	Oppose	That the area surrounding and including Rose st should require a resource consent for development and that the area be zoned as a suburban character area	Residential land surrounding Rose Street	suburban character area	MRZ	RS	Reject	Rose Street is proposed to be zoned MRZ as notified. Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
888	David Smithson			888.2	Seek Amendment	That the Council change the HRZ which is proposed for the eastern blocks of Strowan from Normans Road to Blighs Road to MRZ.	HRZ land east of Strowan from Normans Road to Blighs Road	MRZ	HRZ except 399 Papanui Road (MRZ)	RS	Reject	Parts of Strowan proposed to be zoned HRZ are located within a walkable catchment of the Papanui TCZ commercial	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												centre zone. Greater intensification (HRZ) near centres <u>is directed by Policy 3 of the NPS-UD</u> and supports a well-functioning urban environment (Policy 1 NPS-UD).	
328	Bruce Taylor			328.2	Seek Amendment	That the eastern side of Allister Avenue (Merivale) be zoned MRZ	Eastern side of Allister Avenue, Merivale	MRZ	HRZ	RS	Reject	Part of Allister Avenue zoned HRZ is identified as being within the walkable catchment of the <u>Merivale LCZ</u> .	Reject for reasons in Part 3, 4 and 5 of the Report.
709	Philippa Tucker			709.4	Seek Amendment	That the northwest side of Windermere Road is not zoned Medium Density Residential	MRZ land northwest side of Windermere Road	Not MRZ	MRZ	RS	Reject	Council must apply MDRS to <u>relevant residential zones</u> <u>and provide an intensification response</u> in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
172	Traci Mendiola			172.1	Seek Amendment	That the property located at 8 Gilders Grove,	8 Gilders Grove, Heathcote	MRZ	Rural Urban Fringe Zone,	Rural Urban Fringe Zone, Residential	Reject <u>Accept</u> in-part	Site is directly adjacent to RHZ and is Low Public	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						Heathcote, Christchurch to be rezoned [from Rural Urban Fringe zone to] Medium Density Residential Zone.			Residential Hill Zone (lesser)	Hill Zone (lesser)		<u>Transport Accessibility Area Qualifying Matter. Part of the alternative proposal is to re-zoning this as MRZ, with a Precinct to manage density in accordance with the QM. The #8 bus is recognised as a high frequency bus service, meaning that the Low Public Transport Accessibility Area should not apply. MRZ should apply to the Residential Hill zoned proportion of the site; rural zones are considered out of scope for PC14 as they are not a relevant residential</u>	Reject for RuUF for reasons of scope in Part 1 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												zone or part of the urban environment. NOTE: See additional discussion in IHP request #34 accept / reject tables.	
895	Tim Priddy			895.2	Seek Amend ment	That the proposed High Density Residential Zone (HRZ) for the blocks in the Strowan area, west of Papanui Road, from Normans Road to Blighs Road be revised to Medium Density Residential Zone (MRZ).	HRZ land west of Papanui Road from Normans Road to Blighs Road	MRZ	HRZ except 399 Papanui Rd (MRZ)	RS	Reject	<p>Areas in Strowan which are proposed to be HRZ are located within walkable catchments to the Papanui TCZ commercial centre. Greater intensification near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning urban environment (Policy 1 NPS-UD).</p>	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
138	Mathias Roehring			138.1	Seek Amendment	That the boundary of Residential Suburban Zoning and Medium Density Residential zoning within the block between Tauivi Crescent and Ranui Street be moved to either Tauivi Crescent and Ranui Street..	The block between Tauivi Crescent and Ranui Street	RS or MRZ (shifting boundary so it is one zone?)	RS, MRZ	RS	Reject in-part	The part of Tauivi Crescent in RS is located within a Low Public Transport Accessibility Area qualifying matter. The remainder of Tauivi Crescent and Ranui Street are proposed to be MRZ as within a 200m buffer from HRZ zoning to create a suitable transition.	Accept for reasons in Part 3, 4 and 5 of the Report.
29	Malcolm Leigh			29.1	Seek Amendment	That Blair Avenue in Papanui will be rezoned from High Density Residential Zoning to Medium Density Residential Zoning through the application of a Qualifying Matter.	Blair Avenue	MRZ	HRZ	MRZ	Reject	Blair Avenue is identified as being within a walkable catchment to Papanui centre. Greater intensification near centres is directed by Policy 3 of the NPS-UD and supports a well-functioning	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												urban environment (Policy 1 NPS-UD).	
121	Cameron Matthews			121.30	Seek Amendment	The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.		HRZ / MRZ with Precinct	HRZ & MRZ	RS / RSDT / RMD	Reject in-part	There are no current or planned rail services that can be considered as rapid transport stops and therefore Policy 3 cannot apply. Council will be required to intensify as per Policy 3(c)(i) of the NPS-UD once such stops are identified within the RLTP.	Reject in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
121	Cameron Matthews			121.38	Seek Amendment	The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moohouse, Heathcote Valley and Lyttelton, should be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.		HRZ / MRZ with Precinct	HRZ & MRZ	RS / RSDT / RMD	Reject in-part	There are no current or planned rail services that can be considered as rapid transport stops and therefore Policy 3 cannot apply. Council will be required to intensify as per Policy 3(c)(i) of the NPS-UD once such stops are identified within the RLTP.	Reject in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
351	Jono de Wit			351.4	Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ	The area north of Riccarton road and west of Straven Road	HRZ	MRZ	RS	Reject	The area north of Riccarton Road and west of Straven Road is adjacent to the Riccarton Bush Interface Area. This Qualifying Matter protects the heritage landscape of Riccarton Bush by limiting development within the overlay to 8m in height (two storeys) <u>and related bulk and location controls</u> . Areas beyond this a limited to medium density only (12m), rather than the 20m high density surrounds.	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
475	Rachel Sanders			475.9	Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Significance of Port Hills Aesthetics		<u>RH</u>	RH, RS	<u>RH</u>	<u>Partially accept</u> <u>Reject in-part</u>	The suburb of Mount Pleasant is <u>recommended to be zoned MRZ with the Suburban Hill Density Precinct applied in response proposed to retain either residential Hills Zone or Residential Suburban Zone due to the qualifying matter of Low Public Transport Accessibility Area. The precinct reduces development to a scale comparable to the operative zone, subject to some exemptions.</u>	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
475	Rachel Sanders			475.10	Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Emergency egress			RH, RS		Partially accept	The suburb of Mount Pleasant is <u>recommended to be zoned MRZ with the Suburban Hill Density Precinct applied in response proposed to retain either residential Hills Zone or Residential Suburban Zone due to the qualifying matter of Low Public Transport Accessibility Area. The precinct reduces development to a scale comparable to the operative zone, subject to some exemptions. The accessibility of emergency services has been specifically</u>	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												addressed within Chapter 7 standards (Appendix 7.5.7), adding further requirements for hill development.	
475	Rachel Sanders			475.5	Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Emergency service access			RH, RS		Partially accept	The suburb of Mount Pleasant is recommended to be zoned MRZ with the Suburban Hill Density Precinct applied in response proposed to retain either residential Hills Zone or Residential Suburban Zone due to the qualifying matter of Low Public Transport Accessibility Area. The precinct reduces development to a scale comparable to the	Reject for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												<u>operative zone, subject to some exemptions. The accessibility of emergency services has been specifically addressed within Chapter 7 standards (Appendix 7.5.7), adding further requirements for hill development.</u>	
475	Rachel Sanders			475.7	Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Lack of Amenities			RH, RS		Partially accept	The suburb of Mount Pleasant is <u>recommended to be zoned MRZ with the Suburban Hill Density Precinct applied in response</u> proposed to retain either residential Hills Zone or Residential Suburban Zone due to the qualifying matter of Low	Reject for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												Public Transport Accessibility Area. The precinct reduces development to a scale comparable to the operative zone, subject to some exemptions.	
475	Rachel Sanders			475.6	Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Pedestrian Safety Cyclist Safety			RH, RS		Partially accept	The suburb of Mount Pleasant is recommended to be zoned MRZ with the Suburban Hill Density Precinct applied in response proposed to retain either residential Hills Zone or Residential Suburban Zone due to the qualifying matter of Low Public Transport Accessibility Area. The precinct reduces	Reject for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												development to a scale comparable to the operative zone, subject to some exemptions.	
475	Rachel Sanders			475.8	Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Sewerage and Storm Water Drainage			RH, RS		Partially accept	The suburb of Mount Pleasant is recommended to be zoned MRZ with the Suburban Hill Density Precinct applied in response proposed to retain either residential Hills Zone or Residential Suburban Zone due to the qualifying matter of Low Public Transport Accessibility Area. The precinct reduces development to a scale comparable	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												to the operative zone, subject to some exemptions. The Port Hills Stormwater QM is also proposed to apply to better manage stormwater effects on residential hill areas.	
190	Ross Boswell			190.1	Seek Amendment	The block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line should be included as MRZ (Medium-density residential zone).	The block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line	MRZ	HRZ	RSDT, RMD	Reject	The block bounded by Riccarton Road, Harakeke Street, Kilmarnock Street and the railway line is located within a walkable catchment of a Riccarton TCZ commercial centre zone. Greater intensification (HRZ)-near centres <u>is directed by Policy 3 of the NPS-UD and supports a</u>	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												well-functioning urban environment (Policy 1 NPS-UD).	
327	Mike Oxlong			327.4	Oppose	The submitter opposes the Medium Density Residential zone.					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
1061	Elizabeth Harris			1061.2	Oppose	The submitter seeks that 31 Cashel Street and the surrounding sites be rezoned to High Density Residential.	31 Cashel street and surrounding sites	HRZ	MRZ	RCC	Reject	A Residential Heritage Area applies to this area, and therefore MRZ zoning is the most appropriate.	Accept for reasons in Part 3, 4 and 5 of the Report.
67	Rachel Davies			67.5	Seek Amendment	Three storey housing should only be found in and close to the city centre, not in existing older suburban areas.					Reject	Council must apply MDRS to relevant residential zones and provide an intensification response in accordance with Policy 3 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
592	Clive Smith for Northwood Residents' Association	Northwood Residents' Association		592.1	Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].	Northwood	RS	MRZ	RS	Reject	The area of Northwood zoned MRZ is not restricted by Qualifying Matters and is located close to the TCZ and Main North Road. The Local Centre Intensification Precinct is proposed to apply around this centre in response to the diminished current and prospective future state of the centre.	Reject for reasons in Part 3, 4 and 5 of the Report.
431	Sonia Bell	-	-	431.2	Seek Amendment	To re-access the existing council flats such as at the beginning of Main South Road and better utilize the land for low-cost housing here and on other Council rental properties.	-	NOT A REZONING REQUEST	-	-	Reject	This submission refers to the management and design matters rather than PC rezoning matters.	

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
901	John Hudson	-	-	901.16	Oppose	Walking distance to public transport being the measure of as to whether the area is RS or MDRS is irrelevant.		NOT A REZONING REQUEST			Reject	NPS-UD Policy 3e clearly directs Council to allow for increased density within walkable catchments to public transport, among others.	
475	Rachel Sanders			475.1	Seek Amendment	We would like the Council to uphold PC14 in relation to Mount Pleasant, and similar areas in the Port Hills, remaining Residential Hills zone rather than being redesignated MDRS, for the reasons detailed in our submission. Not upholding it will increase risk to people's safety and increased environmental harm.		RHZ	RHZ	RHZ	Accept Reject	Submission supports proposed RHZ. The suburb of Mount Pleasant is recommended to be zoned MRZ with the Suburban Hill Density Precinct applied in response to the qualifying matter of Low Public Transport Accessibility Area. The precinct reduces development to a scale	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												comparable to the operative zone, subject to some exemptions. The Port Hills Stormwater QM is also proposed to apply to better manage stormwater effects on residential hill areas.	
355	Elisabeth Stevens			355.1	Seek Amendment	Zone [all of Hawthorne Street Papanui Medium Density Residential].	Hawthorne Street Papanui	MRZ	71 Hawthorne Street (HRZ), All other properties (RS)	RS	Reject	As notified, the split zoning along Hawthorne Street is a result of the walkable catchment boundary. However, the recommendation is now for walking catchments to increase from Papanui TCZ, which would result in all of Hawthorne Street being zoned HRZ.	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
792	Carmel Woods			792.17	Oppose	Oppose Residential Suburban Zone as it applies to 135 to 185 Wainoni Road. Seek that it be zoned MRZ.	135 to 185 Wainoni Road	MRZ	RS	RS	Reject <u>Accept in-part</u>	The sites and surrounding area along Wainoni Road are covered by three Qualifying Matters that restrict further intensification . <u>The RS zoning is considered appropriate.</u>	Accept in part for reasons in Part 3, 4 and 5 of the Report.
896	Claire Coveney			896.1	Seek Amendment	Seeks that all medium density housing is located near cycleways and rail corridors, and away from wetlands and rivers.					Accept in-part	MDRS must be applied to all relevant residential zones and only reduced subject to qualifying matters. These have been identified for waterbodies, requiring buildings to have a greater setback. <u>Further intensification beyond MDRS can only be applied around commercial</u>	

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												centres in accordance with Policy 3 of the NPS-UD.	
176	David Gibbons			176.2	Seek Amendment	Remove the High Density Residential Zoning on Allister Avenue and within 500m of Elmwood School on Leinster Road.	Allister Avenue and within 500m of Elmwood School on Leinster Road.	Not Stated	HRZ	RS	Reject	This area is subject to Policy 3 of the NPS-UD , being within a walkable catchment to the Merivale LCZ. HRZ has been proposed accordingly and no qualifying matter identified around schools.	Reject for reasons in Part 3, 4 and 5 of the Report.
1004	Sally Dixon on behalf of 17 Bellvue Avenue, Papanui, Christchurch		17 Bellvue Avenue, Papanui, Christchurch	1004.3	Oppose	Oppose intensification on Windermere Rd and St James Avenue - [adjoining Papanui War Memorial Avenue heritage item #1459]					Reject	The qualifying matter ensures the protection of the heritage of the street itself, rather than residential properties that front St	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												James Avenue.	
765	Margaret Howley			765.1	Oppose	Oppose MRZ and any intensification of housing in Papanui streets which include the Papanui WWII Memorial Plantings.					Reject	The qualifying matter ensures the protection of the heritage of the street itself, rather than residential properties that front St James Avenue.	Reject for reasons in Part 3, 4 and 5 of the Report.
1010	Robert Forsyth on behalf of Myself		Myself	1010.2	Oppose	The submitter opposes the rezoning of Beverley Street as Medium Density Residential. The submitter requests that for any decision to remove the heritage requirements or change the zoning of Beverley Street to higher		Change to higher density and remove Character Area (says Heritage but the maps says Character)	MRZ, Character Area	RSDT	Reject	Ms White has recommended that this Character Area is removed due to not meeting the criteria established through Objectives of the NPS-UD (s77L(b)).	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						density the council undertake a traffic impact study to ensure the safety of residents and the impacts of the heritage removal.							
443	Christine Hetherington for Summerset Group Holdings Limited	Summerset Group Holdings Limited		443.10	Seek Amendment	Extend the MDRZ zoning to the entire Summerset on Cavendish village (147 Cavendish Road, Casebrook, Christchurch) , and legally described as Lot 1 DP 519380 (record of title 815809).		MRZ zoning for whole site	MRZ and FUZ	RNN	Accept	Council accepts that extending MRZ meets the rationale used for MRZ over operative RNN areas as development has been granted and us underway.	Accept for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
884	Fiona Aston for Troy Lange	Troy Lange		884.2	Seek Amendment	Rezone 120, 100, 88, 76, 68, 66, 60, 46, 44, 42, 40 and 38 Hawthornden Road Future Urban Zone or Medium Density Residential.	120, 100, 88, 76, 68, 66, 60, 46, 44, 42, 40 and 38 Hawthornden Road	FUZ or MRZ	120 and 100 Hawthornden Road (RuUF and RS) 88, 76, 68, 66, 60, 46, 44, 42, 40 and 38 Hawthornden Road (RuUF)	RuUF	Reject Please also see the s42A Report of Ian Bayliss.	The scope of Plan Change 14 is limited to giving affect to Policy 3 of the NPS-UD and apply MDRS in relevant residential zones. As this rezoning request is not for enabling building heights of density in an applicable Policy 3 centre, it is out of scope of the plan change pursuant to Section 77G of the RMA. NOTE: See additional discussion in IHP request #34 accept / reject tables.	Reject for reasons of scope in Part 1 and 7 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
880	Fiona Aston for Cathedral City Development Ltd	Cathedral City Development Ltd		880.3	Seek Amendment	Rezone 85 Harry Ell Drive as MRZ or FUZ.	85 Harry Ell Drive	MRZ or FUZ	RuPH	RuPH	Reject	<p>The scope of Plan Change 14 is limited to giving affect to Policy 3 of the NPS-UD and apply MDRS in relevant residential zones. As this rezoning request is not for enabling building heights of density in an applicable Policy 3 centre, it is out of scope of the plan change pursuant to Section 77G of the RMA.</p> <p><u>NOTE: See additional discussion in IHP request #34 accept / reject tables.</u></p>	Reject for reasons of scope in Part 1 and 7 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
593	Holly Luzak for Cashmere Park Ltd, Hartward Investment Trust and Robert Brown	Cashmere Park Ltd, Hartward Investment Trust and Robert Brown		593.1	Seek Amendment	Rezone site in Hendersons Basin ODP to Medium Density Residential	Hendersons Basin	MRZ	Site not stated	Site not stated	Reject in-part Please also see the s42A Report of Ian Bayliss.	The scope of Plan Change 14 is limited to giving effect to Policy 3 of the NPS-UD and apply MDRS in relevant residential zones. As this rezoning request is not for enabling building heights of density in an applicable Policy 3 centre, it is out of scope of the plan change pursuant to Section 77G of the RMA. It is noted that Council has recommended that established properties on Leistrella Road are zoned MRZ. NOTE: See additional discussion in IHP request	Accept in part for reasons in Part 3, 4 and 5 of the Report

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												#34 accept / reject tables.	
467	Jillian Schofield			467.2	Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.					Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.	Reject for reasons in Part 3, 4 and 5 of the Report.
382	Gina McKenzie			382.1	Oppose	[Seeks that] Hornby [be removed] from					Reject	Council is required to give effect to	Reject for reasons in

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						the list of suburbs for high density development.						s77G of the Act, applying MDRS and Policy 3 accordingly.	Part 3, 4 and 5 of the Report.
382	Gina McKenzie			382.3	Oppose	[Seeks that] Hornby [be removed] from the list of suburbs for high density development.					Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.	Reject for reasons in Part 3, 4 and 5 of the Report.
121	Cameron Matthews			121.4 2	Seek Amendment	Change the zoning of the area around Addington Centre and the Addington Mixed Use Zone to a High Density Residential Zone.		HRZ	MUZ	CMUZ	Reject	Policy 3(d) directs a commensurate response to the scale of commercial services and community facilities within each centre. Reporting has demonstrated that the Addington LCZ centre is not of a sufficient scale when a commensurate response is considered appropriate. Evaluating the merits of the proposal, the Mixed Use	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												<p>Zones within walking catchments of the CCZ and TCZ have been identified for transition to High Density Residential through Objective 15.2.3 and Policy 15.2.3.2. Council's proposed walking catchments exclude Addington Mixed Use Zone, as such the most appropriate zoning and provision approach for Addington is as notified. However, if the panel decides walking catchments around the CCZ and TCZ should increase, the appropriatene</p>	

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												ss of including Addington in Policy 15.2.3.2 and thus identified for transition will have to be re-evaluated.	
121	Cameron Matthews			121.31	Seek Amendment	Lyttelton should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.		LCZ (Medium) (extent of this not stated) - should gain commensurate permitted density within the centre and in the surrounding neighbourhood.	RBP, CBP, IG, SP	RBP, CBP, IG, SP	Reject	The centre lies within several qualifying matters that (RHA, RCA, LPTAA, Lyttelton Master Plan Overlay) that restrict intensification within and adjacent to the centre under Policy 4 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.
234	John Goodall			234.1	Seek Amendment	Make the Shirley area around the Palms Mall, (particularly Cherryburton Place) a Medium Density Residential Zone instead of a High Density		MRZ	HRZ	MRZ	Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						Residential Zone.							
1076	Dorothy Lovell-Smith			1076.1	Oppose	Oppose intensification in the Hornby area.					Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.	Reject for reasons in Part 3, 4 and 5 of the Report.
412	Luke Gane			412.3	Oppose	Oppose the Local Centre Intensification Precinct provisions at 8 Bletsoe Avenue. Retain as Medium Density Residential Zone only.		Remove Local Centre Intensification Precinct, retain as MRZ only	MRZ, Local Centre Intensification Precinct	RSDT	Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.	Accept for reasons in Part 3, 4 and 5 of the Report.
52	Gavin Keats			52.5	Seek Amendment	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.		Not stated	HRZ & MRZ, plus Precincts	Numerous	Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
67	Rachel Davies			67.18	Seek Amendment	Rezone and develop underutilized areas of land closer to the city into new trendy housing development - the development near the railway in the Addington Court Theatre district is a good example of this type of land.					Reject	Policy 3(d) directs a commensurate response to the scale of commercial services and community facilities within each centre. Reporting has demonstrated that the Addington LCZ centre is not of a sufficient scale when a commensurate response is considered appropriate. Evaluating the merits of the proposal, the Mixed Use Zones within walking catchments of the CCZ and TCZ have been identified for transition to High Density Residential through Objective 15.2.3 and	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												<p>Policy 15.2.3.2, Council's proposed walking catchments exclude Addington Mixed Use Zone, as such the most appropriate zoning and provision approach for Addington is as notified. However, if the panel decides walking catchments around the CCZ and TCZ should increase, the appropriateness of including Addington in Policy 15.2.3.2 and thus identified for transition will have to be re-evaluated.</p>	

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
2	Greg Olive			2.14	Seek Amendment	Rezone site at 419 Halswell Junction Road to Mixed Use rather than MDZ		MUZ	MRZ	RNN, RS	Reject	<p>The site is a relevant residential zone, requiring MDRS to apply. Re-zoning to a non-residential zone is considered out of scope as the area is outside of a Policy 3 catchment.</p> <p><u>NOTE: See additional discussion in IHP request #34 accept / reject tables.</u></p>	Reject for reasons in Part 4, 5 and 7 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
55	Tobias Meyer			55.18	Seek Amendment	Seek to have intensification around centres increased. Medium Density Residential zone to be applied 3km to 5km from Central City, and 500m from core bus routes.					Accept in-part	Recommendations included in this Report have recommended that walking catchments are increased around centres, as per Policy 3(d), with some refinement under Policy 3(c) and Policy 1. Medium density must apply within all relevant residential zones, unless a qualifying matter applies. The approach results in MRZ being beyond 10km from the city centre. MRZ is applied within at least 800m from core bus routes.	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
372	Julia Tokumaru			372.14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.	Residential buildings near the city and commercial centres.	HRZ			Acknowledge	Support for Council's notified proposal is acknowledged	Accept in part for reasons in Part 3, 4 and 5 of the Report.
433	John Dunford			433.1	Seek Amendment	That the whole zoning is restricted to the CBD areas within the four avenues.	the CBD areas within the four avenues.				Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.	Reject for reasons in Part 3, 4 and 5 of the Report.
43	Rhys Davidson			43.2	Seek Amendment	Oppose inclusion of Ryan Street in the Medium Density Residential Zone.		Not stated	MRZ	RSDT	Reject	The area is within a relevant residential zone and outside any Policy 3 catchment. The street has been identified as a Residential Character Area, with the overlay reducing the medium density outcome accordingly.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												Reference is made to evidence by Ms White.	
41	Sharina Van Landuyt			41.3	Oppose	Oppose[s] Ryan Street being designated as a medium density residential zone.	Ryan Street	Not stated	MRZ	RSDT	Reject	The area is within a relevant residential zone and outside any Policy 3 catchment. The street has been identified as a Residential Character Area, with the overlay reducing the medium density outcome accordingly. Reference is made to evidence by Ms White.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
179	Sean Walsh			179.2	Oppose	Request that Cashmere View Street (including #13 Cashmere View Street) Somerfield be a suburban charter area/street. Request that resource consent be required before any development can proceed.	Cashmere View Street	Suburban Character area/street	MRZ	RS	Reject	The area is within a relevant residential zone and outside any Policy 3 catchment. The street has been requested as a Residential Character Area, with the overlay reducing the medium density outcome accordingly. Reference is made to evidence by Ms White and Ms Rennie.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
153	Susan Peake			153.1	Oppose	That the proposed zoning for the eight Papanui Living Streets (including Grants Road, Gambia, Mary, Proctor, Frank, Wyndham, Loftus and Horner Streets) be changed from being classified as residential high density and revert to residential medium density housing [See submission attachments for reference photo]..	Papanui Living Streets (including Grants Road, Gambia, Mary, Proctor, Frank, Wyndham, Loftus and Horner Streets)	MRZ	HRZ	MRZ	Reject	The area is within a relevant residential zone and outside any Policy 3 catchment. The street has been requested as a Residential Character Area, with the overlay reducing the medium density outcome accordingly. Reference is made to evidence by Ms White and Ms Rennie.	Accept in part for reasons in Part 3, 4 and 5 of the Report.
294	Chessa Crow			294.6	Seek Amendment	Seek to reduce extent / Remove Medium Residential zoning from New Brighton area and amend to be Residential Suburban Transition Zone		RSDT	MRZ	RSDT, RS	Accept	The requested approach aligns with Council submission to rezone MRZ areas as RSDT due to coastal hazards. Reference is made to evidence by Ms Oliver.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
166	Lindsay Sandford			166.2	Seek Amendment	<p>Zoning should be introduced in a staged manner.</p> <p>Using Leicester Crescent in Halswall as an example, my request would be to only classify the streets immediately surrounding the nearby "Town centre zone" (which currently doesn't have a single commercial building), and the major surrounding roads as HRZ, then notify a "pathway" for streets further away (such as Leicester Crescent) to be reclassified as HRZ when a certain percentage (e.g. 50%) of housing closer to the "Town centre zone" has already been</p>	TCZ on Halswell Road near Leicester Crescent	HRZ in a staged manner	HRZ	RNN, RS	Reject	<p>Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly. HRZ is proposed to apply within a walking catchment of at least 400m from the North Halswell TCZ commercial centre, which would affect Leicester Crescent.</p>	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						developed as higher density housing.							

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
121	Cameron Matthews			121.4 1	Seek Amendment	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of this commercial centre to match the building height and density limits of the zone (i.e. to 14m).	Sydenham South	Upzoning (not specified)	LCZ, MRZ, HRZ, MUZ	Commercial Core, MRZ, IG	Accept	The centre is at a scale and provides for services whereby an intensification response is considered appropriate under Policy 3(d) and Policy 1 of the NPS-UD. A catchment of at least 200m is proposed, with the Local Centre Intensification Precinct applying over MRZ, enabling 14m development.	Accept for reasons in Part 3, 4 and 5 of the Report.
226	Graeme McNicholl			226.4	Seek Amendment	Rezone Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above.	Addington, Sydenham and Phillipstown	MUZ	MUZ, MRZ, HRZ, LCZ	IG, MRZ, CC	Accept	Council has rezoned Industrial Zones in Sydenham, Addington (South of Lincoln Road) and Phillipstown (around Lancaster Park) to Mixed Use Zone to enable a	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												transition to high density residential.	
121	Cameron Matthews			121.3 2	Seek Amendment	Sumner should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.	Sumner				Reject	Residential land surrounding the site is subject to multiple hazardous qualifying matters meaning that further intensification is inappropriate under Policy 4 of the NPS-UD.	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
121	Cameron Matthews			121.35	Seek Amendment	Wigram should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.					Accept	This centre has been evaluated and is considered to meet the criteria of Policy 3(d) as a Small Local Centre. It is recommended that the Local Centre Intensification Precinct is applied at least 200m around the centre, enabling 14m development.	Accept in part for reasons in Part 3, 4 and 5 of the Report.
18	Rex Drummond			18.2	Seek Amendment	Faiview Street (Cashmere) should be within a Residential Character Area.	Fairview Street	Residential Character Area	MRZ	RS	Reject	Properties on this street do not meet the Residential Character Criteria. Reference is made to evidence by Ms White and Ms Rennie.	Reject for reasons in Part 3, 4 and 5 of the Report.
676	Jack Gibbons			676.14	Seek Amendment	[Extend MRZ across the proposed Airport Noise Influence Area - relates to requests to remove that QM]		MRZ			Reject in-part	Operative zoning has largely been retained in response to the QM, however areas around Riccarton are	Accept in part for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
												propose to be either MRZ or HRZ.	
887	Fiona Aston for Jane Harrow	Jane Harrow		887.1	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium	384 Sawyers Arms Road (Image A) 388 Sawyers Arms Road (Image B) 420 Sawyers Arms Road (Image C) 422 Sawyers Arms Road (Image D) 424 Sawyers Arms Road (Image E) 426 Sawyers Arms Road (Image F) 434 Sawyers Arms Road (Image G) 123 Gardiners Road (Image H) 141 Gardiners Road (Image I)	384 Sawyers Arms Road (FUZ or MRZ) 388 Sawyers Arms Road (FUZ or MRZ) 420 Sawyers Arms Road (FUZ or MRZ) 422 Sawyers Arms Road (FUZ or MRZ) 424 Sawyers Arms Road (FUZ or MRZ) 426 Sawyers Arms Road (FUZ or MRZ) 434 Sawyers Arms Road (FUZ or MRZ) 123 Gardiners Road (FUZ or MRZ)	384 Sawyers Arms Road (RUFZ) 388 Sawyers Arms Road (RUFZ) 388 Sawyers Arms Road (RUFZ) 420 Sawyers Arms Road (RUFZ) 420 Sawyers Arms Road (RUFZ) 422 Sawyers Arms Road (RUFZ) 422 Sawyers Arms Road (RUFZ) 422 Sawyers Arms Road (RUFZ) 424 Sawyers Arms Road (RUFZ) 426 Sawyers Arms Road (RUFZ) 424 Sawyers Arms Road (RUFZ) 426 Sawyers Arms Road (RUFZ)	384 Sawyers Arms Road (RUFZ) 388 Sawyers Arms Road (RUFZ) 420 Sawyers Arms Road (RUFZ) 422 Sawyers Arms Road (RUFZ) 424 Sawyers Arms Road (RUFZ) 426 Sawyers Arms Road (RUFZ) 424 Sawyers Arms Road (RUFZ) 426 Sawyers Arms Road (RUFZ) 434 Sawyers Arms Road (RUFZ) 123 Gardiners Road (RNN and MRZ)	Reject Reject Reject Reject Reject Reject Reject Reject Reject	Rurally zoned sites, or proportion of sites, are not relevant residential zones and outside of the urban environment. Re-zoning these areas is considered out of scope. Undeveloped greenfield areas have been re-zoned to apply appropriate National Planning Standards zoning of FUZ. Council has demonstrated that beyond sufficient housing	Reject for reasons of scope in Part 1 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						Density Residential.		141 Gardiners Road (FUZ or MRZ)	Arms Road (RUFZ) 434 Sawyers Arms Road (RUFZ) 123 Gardiners Road (FUZ and RUFZ) 141 Gardiners Road (FUZ and RUFZ)	141 Gardiners Road (RNN and MRZ)		capacity is provided through PC14. Reference is made to evidence by Ms Oliver, Mr Scallan, and Mr Bayliss. <u>NOTE: See additional discussion in IHP request #34 accept / reject tables.</u>	
439	Jeff Vesey			439.2	Seek Amendment	That the area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead/Ilam be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement for Urban	Residential Zone properties in Avonhead/Ilam under the Airport Noise Influence Area	MRZ	RS	RS	Reject	Residential sites beneath the Airport Noise Contour are proposed to retain operative zoning as a consequence of the qualifying matter.	Accept for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
						Development.							
805	Stuart Pearson for Waka Kotahi (NZ Transport Agency)	Waka Kotahi (NZ Transport Agency)	-	805.23	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	Residential Zone properties under the Airport Noise Influence Area	MRZ	RS	RS	Reject <u>WITHDRAWN</u>	Residential sites beneath the Airport Noise Contour are proposed to retain operative zoning as a consequence of the qualifying matter.	
779	Glenda Duffell			779.1	Oppose	[Oppose intensification in areas with liquefaction risk]					Reject	Liquefaction risk of TC2 and TC3 is not considered a significant natural hazard risk, in accordance with s6(h).	Reject for reasons in Part 3, 4 and 5 of the Report.

PC 14 Rezoning Requests – IHP Recommendations

No.	Name	Organisation	On Behalf Of	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation	Panel Recommendation
579	Gareth Bailey			579.2	Seek Amendment	Exclude properties within waterway setbacks from MDRZ classification.					Reject	Council has applied a waterbody setback QM to manage development here. Re-zoning is not needed to manage such development.	Reject for reasons in Part 3, 4 and 5 of the Report.
583	Jaimita de Jongh			583.7	Seek Amendment	Seek that increased density is not allowed in areas that drain into the mid-Heathcote Ōpāwaho					Reject <u>in-part</u>	Council has chosen to manage its stormwater through Bylaws and can manage discharge on a case-by-case basis. Council is also subject to a city-wide stormwater discharge consent, managed by Canterbury Regional Council. A Port Hills Stormwater QM has been proposed to manage stormwater runoff from the Port Hills.	Reject for reasons in Part 3, 4 and 5 of the Report.